

Angels Camp 2019-2027 Housing Element

August 29, 2019

Adopted by the Angels Camp City Council
October 1, 2019
Resolution # 19-40

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Acronyms

Abbreviation	Meaning
AB	Assembly Bill
ACS	American Community Survey
ADU	Accessory Dwelling Unit
AMC	City of Angels Municipal Code
CCCC	Calaveras Child Care Council
CCWD	Calaveras County Water District
CDD	Community Development Department
CHAS	Comprehensive Housing Affordability Strategy (also HUD CHAS)
CIBHS	California Institute for Behavioral Health Solutions
CMSP	County Medical Services Program
CoC	Central Sierra Continuum of Care
ELI	Extremely low income
ES	Emergency Shelter
FEMA	Federal Emergency Management Agency
GC	California Government Code
GCAMI	Gold Country Alliance for the Mentally Ill
GSAC	Give Someone A Chance
HCD	California Department of Housing and Community Development
HUD	United States Department of Housing and Urban Development
LI	Low income

Abbreviation	Meaning
NIMBY	Not in my back yard
PRC	California Public Resources Code
RHNA	Regional Housing Needs Assessment
SB	Senate Bill
SCIP	Statewide Community Infrastructure Program
SRO	Single Room Occupancy
TH	Transitional Housing
TRC	The Resource Connection
VLI	Very low income

Housing

The cabin is a queer sort of shanty, about thirty feet long, built into the bank so that the roof comes down even with it. There are two doors, one narrow and the other five feet wide. There is a wheelbarrow track leading out of the wide door to a dump-pile of waste dirt and a Tom set in the ravine below, where, evidently, the pay dirt is washed. I could see at once that they were tunneling into the hill from the back of the cabin, although if it had not been for the dump-pile, Long Tom, and wheelbarrow track no one would have suspected that any mining was going on in the vicinity.

The Diary of a Forty-Niner, by Unknown, published 1906,
Chauncey L. Canfield, Editor

Angels began as a tent town with many flimsy wooden structures and, in 1855 the first fire took its toll by destroying almost everything from Angels Creek to St. Patrick's Church. In rebuilding, many structures were built of rock with iron doors and roofs insulated with dirt and sand. Most of these buildings are standing today. The rest were again destroyed and rebuilt with only a handful of the original in evidence.

Historic Angels Camp Walking Tour & Driving Map
Angels Camp Business Association (undated)

1 Introduction

This Housing Element covers the 6th Housing Cycle for the period between June 15, 2019 and June 15, 2027.

1.1 Requirements

Government Code Sections 65302 and 65580 et seq. require local jurisdictions to prepare and implement a plan for providing affordable housing that:

- Reviews/evaluates the previous element
- Identifies and analyzes existing and projected housing needs
- Analyzes population and employment trends in relation to the locality's existing and projected housing needs for all income levels
- Analyzes household characteristics and housing stock conditions
- Inventories adequate sites for housing, including vacant sites and sites having the potential for redevelopment with an analysis of the relationship of zoning and public services to these sites
- Analyzes governmental and non-governmental constraints upon maintenance, improvement, or development of housing for all income levels
- Analyzes special housing needs for the handicapped, elderly and persons in need of emergency shelter
- Analyzes opportunities for energy conservation with respect to residential development

- Addresses preservation of subsidized housing units
- Establishes quantified housing objectives
- Establishes Housing policies and programs

In addition, the following new mandates for the 2019-2027 Housing Element are addressed:

- Updated Land Inventory Analysis/Suitability of Sites/Adequate Sites [GC 65583 2(c)(1-3) and 65583.2(g)] – **See analysis, Section 6.3 and Appendix 2H**
- Review/Update the City’s General Plan Safety Element
- Updates Accessory Dwelling Unit standards and reporting (AB 494/SB229)
- Incorporating the Housing Accountability Act (Government Code 65589.5(a)(1)(D) and 65589.5(a)(2)(K))
- Incorporating safe harbor provisions for inclusionary housing (AB 1505)

This Housing Element is intended to meet the requirements of HCD’s 2019-2027 (6th) planning cycle and to reflect the housing needs of the City’s population as projected through 2027. Calaveras County, Angels Camp, and the Calaveras Council of Governments passed resolutions agreeing on an 8-year planning cycle for the 2019-2027 Housing Element. Therefore, this Housing Element covers an 8-year planning period.

1.2 Public Participation/Agency Input

The following agencies and individuals contributed to the development of the 2019-2027 Housing Element and the following public and agency input was gathered. **Appendix 2A** includes all pertinent agendas, minutes, public notices, and related. No translators were present or required for the following outreach events.

August 21, 2018: Foothill Housing Coalition Meeting

The City Planner attended the Foothill Housing Coalition meeting to discuss affordable housing with affordable housing developers, the Stanislaus Housing Authority, other regional planning agencies, service providers and other planning agencies. The meeting was extremely useful in gathering information on what needs to be done, what is being done, what local planning agencies can do to assist, and in establishing relationships with providers and social service agencies. The agenda and summary minutes are in **Appendix 2A**.

December 13, 2018: Calaveras County Homeless Plan Focus Group

The City Planner and the Calaveras County Planning Director met with the California Institute for Behavioral Health Solutions (CIBHS) and asked and answered questions related to homelessness and solutions to homelessness in our communities. Pertinent information is included in **Appendix 2A**.

April 9, 2019: CalFire

The City Planner and Fire Marshall/Deputy Chief City of Angels Fire Department met with CalFire’s Gene Potkey and Kevin Lindo to discuss the pending update of the City’s Safety Element for compliance with Government Code Section 65302 requiring that, upon the next revision of the housing element, the safety element shall be reviewed and updated to address the risk of fire for land classified as very high fire hazard severity zones as defined in Public Resources Code 51177, incorporating Government Code 66474.02 (Subdivision Map Findings), and pending updates to the

City's Very High Fire Hazard Severity Zone Maps (forthcoming after June 30, 2019). Based on the discussion, an updated Safety Element is pending submittal to CalFire.

April 11, 2019: City of Angels Planning Commission Public Hearing

The City of Angels Planning Commission held a public hearing to take public input on the City's Update to the Housing Element. Two individuals attended the hearing. One respondent receiving a copy of the agenda packet requested the addition of "tiny houses" as an option for affordable housing to the goals, policies and programs. The program was added. The Planning Commission made several amendments to the Housing Element and authorized staff to submit the revised element to the state. See **Appendix 2A** for agenda and proof of publication.

April 21, 2019 City of Angels City Council Meeting

City staff presented an outline of the proposed goals, policies and programs for the 2019-2027 Housing Element to the City Council to solicit feedback from council members and the public prior to submitting the draft element. Staff identified those goals accomplished and those goals that were unmet in the 2014-2019 Housing Element.

June 6, 2019 City of Angels City Council – Affordable Housing Fee Reduction Hearing

City staff prepared and presented a proposal to waive or reduce City impact mitigation fees by up to 50% for affordable housing projects. These fees include traffic impact mitigation fees, water capital improvement and sewer capital improvement fees. Developers representing three separate projects, all anticipated to include affordable housing, attended. The 1.5-hour public hearing provided an extended forum for council members, staff, developers, and the public to identify concerns related to development costs, discuss those concerns, resolve some of these issues, and formulate next steps. Resolution 19-17 is pending adoption June 18, 2019 to consider final action on fee waivers and reductions for affordable housing projects as identified in the 2014-2019 Housing Element.

June 18, 2019 City of Angels City Council – Affordable Housing Fee Reduction Hearing

City staff prepared and presented a proposal to waive or reduce additional City impact mitigation fees by up to 50% for affordable housing projects. These fees include traffic impact mitigation fees, water capital improvement and sewer capital improvement fees. Developers representing three separate projects, all anticipated to include affordable housing, attended. The 1.25-hour public hearing provided an extended forum for council members, staff, developers, and the public to identify concerns related to development costs, discuss those concerns, and resolve these. Resolution 19-17 was adopted to reduce the identified fees for affordable housing (**Appendix 2C**).

City Staff: April 2018

In April 2018, the City contracted with the consultant preparing this Housing Element to serve as the City Planner. Therefore, consultant has been able to evaluate the effectiveness of the City's Housing Element first-hand over the past year. Meetings throughout the year have been held with Sierra Hope (for supportive housing), Habitat for Humanity, and private developers resulting in: an application for 36-units of affordable (apartment) housing, a pre-application review for 87-units for Habitat for Humanity (with a potential density increase being discussed), an application for second-story apartments in the historical commercial district, and preliminary talks with developers for small, mixed housing units targeting low-to-moderate income households with the density to be determined. A transitional/supportive housing unit for six in the commercial district (selected by the provider) was approved in April 2019 and an 8-unit duplex/fourplex project was approved in October 2018 (including three units of affordable housing). In conjunction with budget and fee updates, the City Council to pursue adopted mitigation fees reductions for affordable housing.

2 Executive Summary 2019-2027 Housing Element

The “typical” City of Angels Camp resident has a median age of 55± years old, is white, female, earns a median income for a family of four of \$75,710, is one of 4,121± individuals residing within the City limits on January 1, 2018¹. To meet the needs of this “typical” Angels Camp resident and all other residents of the City now and in the future, the City has prepared this 2019-2027 Housing Element.

Angels Camp anticipates that 244± residential units will be necessary to fill the City’s housing needs for the planning period of 2019-2027. 99± of these units are needed to house very low- and low-income households with an additional 38± needed for moderate-income households. The California Department of Housing and Community Development’s *Regional Housing Needs Allocation Plan* estimates that Angels Camp will need the following number of housing units through 2027:

Table 1: Projected Housing Needs by Income Group 2019-2027/a/

Area Median Income for Calaveras County: 4-person household: \$75,710

Income Category	State Income Limits 4-Person (2019)	% of Total Housing Units Needed	New Units Needed by 2027/a/
Extremely Low/b/	Up to \$22,709	11.9%	29
Very low	\$22,710-\$37,859	11.5%	28
Low	\$37,860-\$60,569	17.2%	42
Moderate	\$60,570-\$90,849	15.6%	38
Above Moderate	\$90,850 and above	43.8%	107
Total/a/		100.00%	244

/a/ Regional Housing Needs Determination and Plan for the Sixth Housing Element Update;
California Department of Housing and Community Development, Division of Housing Policy;
June 30, 2012

/b/ See Section 1.5.6. Estimated as 50% of extremely low-income households (or 11.9% of total).

2.1 Primary Constraints

Primary constraints to the City’s ability to provide affordable housing include:

► Funding

With the elimination of Redevelopment in California, funding new housing programs remains and will continue to be a challenge until an alternative funding source can be identified to assist with rehabilitating deteriorating housing and infrastructure—especially in communities with structures pre-dating the Gold Rush.

► Infrastructure

The City’s ability to provide new water and wastewater services to accommodate development through 2027 is the primary controlling factor in the City’s ability to meet its housing goals. The provision of new water connections through 2019 was contingent upon the installation of a fourth filter at the Water Treatment Plant previously scheduled for installation in winter, 2009; however,

¹ State of California, Department of Finance, *E-4 Population Estimates for Cities, Counties and the State, 2011-2018, with 2010 Census Benchmark*, Sacramento, CA May 2013.

reevaluation of the system indicated that installation could be postponed. The new filter (or alternative equivalent) is currently a top priority in the Water Master Plan. The provision of new wastewater services continues to be limited in one portion of the City where deterioration due to system age has led to significant constraints on new development (**Figure 4, Section 6.4.1**).

► **Economy/Housing Market**

The economic downturn of 2008 brought new construction nearly to a halt in Angels Camp with an average of 2.4 homes built annually over the 8-year period between 2008 and 2015. Between 2016 and 2018, the City averaged 20 new housing units annually signaling a recovery.

► **Homeowner's Insurance/Housing Affordability**

With the extensive wildfires occurring throughout California, homeowners and new homebuyers are finding it increasingly difficult to obtain and retain homeowner's insurance and, by association, are unable to obtain a mortgage in foothill communities where fire hazards are considered high, very high, or extremely high. Often, the ability to obtain homeowner's insurance due to fire hazard is related only to the County in which the home is located and not to the extent of fuel modification undertaken on a given property. As illustrated in a recent article published in Tuolumne County (neighboring Calaveras County), this has led to increasing difficulties for existing homeowners and potential new homebuyers (**Appendix 2B**).

► **Lack of Staffing/Grant Writing**

As the economic downturn hindered new construction; corresponding reductions in tourism and second-home purchases also reduced property tax and sales tax revenues. Consequently, local jurisdictions responded to decreased revenues with staffing cuts. Lack of staffing prevented implementing Housing Element programs, updating the Municipal Code, and undertaking grant writing efforts necessary to pursue housing goals.

► **Jobs/Housing Balance/Living Wage**

The Calaveras County unemployment rate from the Great Recession peaked in 2011 at 15.5% and declined to 3.5% in May, 2018 (U.S. Bureau of Labor Statistics). The current challenge is attracting living wage jobs in a City with a big tourism industry and large retired population that relies heavily on low-wage service-related jobs. **Section 5.3** includes a complete discussion and analysis of this issue.

2.2 Program Goals

2.2.1 Rehabilitate Three Housing Units for Extremely Low, Very Low- and Low-Income Households

Based on the 2009 Housing Conditions Survey, approximately 0.8% of residential structures are substandard (e.g., dilapidated or substantially deteriorated).

The City plans to implement the following program to encourage rehabilitation of up to **3** substandard housing units for affordable housing through 2027:

Program 2.C.h Pursue Funding to Support a Housing Rehabilitation and/or Rehabilitation Loan Program

This program provides no or low-interest loans of up to \$30,000 for the rehabilitation of existing housing units owned and/or occupied by low-to-moderate income households. The City last implemented this program in 1995 when 12 units were rehabilitated for low and very low-income households. The program includes a homeowner's program, rental program and

deferred loan program. The City also proposes to include the following in establishing priorities for rehabilitation projects:

- Encourage room additions in conjunction with City-assisted rehabilitation efforts to ease overcrowding
- Give priority to over-payers for City-assisted homeowner rehabilitations
- Target substandard, dilapidated, and vacant housing in need of repair for re-entry into the housing stock

This housing element continues to propose a new position of housing coordinator(**Program 2.A.a**) to ensure that funding is secured and funds are distributed to low and very low-income households as necessary to meet the City's housing goals. However, as noted, economic constraints are expected to delay program implementation.

Program 2.C.k Update 2009 Housing Conditions Survey/Pursue Funds to Improve Existing Housing Stock and Accessibility to Housing

Calls for pursuing funding to update the 2009 Housing Survey to assist in identifying housing in need of rehabilitation.

Program 2.C.i Establish Priorities for Housing Rehabilitation Program Aimed at Special Needs Households and Targeting Substandard Units

The program calls for establishing priority/target properties for rehabilitation. The program has been amended to look forward to an updated survey near the end of the planning period (2027).

Project 2.C.j Self-Help/Rehabilitation/ Fix-Up Program

Based on the 2009 Housing Inventory; painting, window replacement (single pane to double pane) and roofing repair were the top three rehabilitation necessities identified in the City. The 2019-2027 program adds the repair/upgrade of electrical utility systems which may create a fire hazard in the City's older housing stock.

2.2.2 New Construction: Provide 96± Units for Extremely Low, Very Low- and Low-Income Households, 38± Units for Moderate and 107 Units for Above Moderate-Income Households

New Construction Extremely Low, Very Low and Low – 96 Units

The City anticipates that the following programs will assist in providing up to 96± new housing units for extremely low, very low, and low-income households through new construction by 2027.

Program 2.B.d Revise the Accessory Dwelling Unit Ordinance (12 Units)

The Accessory Dwelling Unit Ordinance was revised by Ordinance 484 in 2015 to allow accessory dwelling units as permitted in residential districts (See **Appendix 2C**). Water hook-up fees for ADUs were adjusted in conjunction with Resolution 19-17 which sets the water hook-up fee for ELI, VL and LI housing, regardless of its form (i.e., single-family, duplex, ADU or related), at zero. It is anticipated that approximately 12 new housing units for very low and low income households will be added to the City's housing stock through 2027 as a result of this adopted ordinance codified in AMC Chapter 17.34. Additional revisions to the ordinance are proposed for the 2019-2027 cycle to comply with Government Code Sections 65852.2

2014-2019 Program 2.B.h Allow Multi-Family with Site Plan Review (34 units)

The municipal code was updated in 2015 to implemented 2014-2019 **Program 2.B.h** allowing multi-family housing in Two-Family (R-2) and Multi-Family (R-3) zoning districts as a use permitted by right (**Appendix 2C**) An estimated 34 residential units could be provided as a result of this program.

Development Incentives (50units)

Programs 2.A.b (Infill), 2.A.c (Development Agreements), 2.B.b (Flexible Building Standards, 2.B.c (Continue to Waive/Reduce/Defer Fees) and the City's adopted Density Bonus program

The City adopted a density bonus program in 2015 as codified in AMC Section 17.06.190 (**Appendix 2C**). This 2019-2027 Housing Element proposes to expand the available incentives for developers providing affordable housing regardless of whether they qualify for a density bonus. In addition, the City intends to expand its incentive programs to expand the nature of incentives. The City implemented **Program 2.B.c** with adoption of Resolution 19-17 on June 18, 2019 to enact fee deferrals and fee waivers (**Appendix 2C**). To date, adopted programs have been used in the approval of 8 units of affordable housing. The City proposes formulating a policy to use development agreements, especially on parcels designated as Specific Plan (SP) and those including large, integrated developments, to include up to 25% of new housing for extremely low, very low and low-income households (**Program 2.A.c**).

The City will continue to allow the construction of single-family, duplexes, triplexes and fourplexes as infill on existing, appropriately zoned lots.

Vacant parcels expected to provide at least **96 units** for ELI, VLI and LI households through new construction are identified in **Appendix 2H**.

New Construction Moderate Income – 38 Units

The same programs identified to encourage new construction for extremely low, very low- and low-income housing units are expected to provide 50 units of moderate-income housing during the planning period. Vacant parcels expected to provide at least 50 units for Moderate Income households are identified in **Appendix 2H**. Most of these parcels are near the City's employment and commercial centers. Available land has the capacity to yield 237 housing units (adjust for the City's vacancy rate, household size and actual development density yields).

New Construction Above-Moderate Income – 107 Units

The Angels Camp General Plan establishes the Specific Plan (SP) land use designation. The use allows for mixed use housing developments including townhouses, condominiums, single- and multi-family residential uses. Development of SP-designated land, coupled with development of existing vacant lots in existing subdivisions, is expected to provide enough land to accommodate construction of 107 units of above-moderate income housing.

2.2.3 Conversion - 6 Units Extremely Low, Very Low and Low

An additional **6± units** may be provided for extremely low, very low- and low-income households through:

Program 2.B.i Allow Second-floor Housing Units in Commercial Buildings.

This program will be used to facilitate conversion of 2nd Story commercial buildings to Apartments (2 units). Since 2012, AMC Section 17.26.040 has allowed for second-story residential units in the Historical Commercial zoning district subject to a conditional use permit. Due to considerations related to the age of the buildings in this district (some in excess of 100 years old), issues of fire hazard, health and safety had to be included in a discretionary permitting process rather than allowing the use as a permitted use.

Program 2.A.h Single Room Occupancy/Boarding Housings (2 units)

Ordinance 473, adopted in 2015, allows for boarding houses (i.e., single room occupancy) for fewer than three residents in single-family, two-family, and multi-family zoning districts and as a conditional use in all other zoning districts as codified in AMC 17.34 (**Appendix 2C**). The Program is retained in this update to promote its availability.

Program 2.A.d Vacation Rentals/2nd Home Properties/Underused Sites (2 Units)

Proposes to facilitate converting some of the existing underused vacation rental properties into full-time rentals by encouraging the construction of “caretaker” second units to monitor frequently vacant properties. This could allow up to 2 units in the 2019-2027 cycle.

2.2.4 Preservation of At-Risk Affordable Housing Units

Per the California Housing Partnership, there are no subsidized housing projects at risk in the City Limits through 2065. The Copello Square (formerly Altaville) Apartments, with 49 of 50 units subsidized, is located at 675 Copello Drive, Angels Camp, and carries Restrictive Use Covenants (RUCs) extending through 2065. The apartments are considered low risk for conversion to market-rate.

3 Review of the 2014-2019 Housing Element

3.1 Overview of Achievements/Issues & Opportunities

The 2014-2019 City of Angels Housing Element was adopted on May 5, 2015 (Resolution 15-19).

Overview of 2014-2019 Accomplishments:

- Added 67 Housing Units between 2014 and 2019:

Table 2: Building Permits, Angels Camp 2014-2019

Year	Single Family	Multi-Family	Total
2014	2	0	2
2015	4	0	4
2016	16	0	16
2017	22	0	22
2018	23	0	23
2019/a/	5	0	5
Total	72	0	72

/a/ Through 4/30/19

Table 3: Analysis of 2014-2019 Programs

Name of Program	Objective	Time frame in H.E.	Status of Program Implementation	Response
General (Regional Housing Needs)	161 new housing units for all income groups by 2019 (64 for lower income, 28 moderate and 69 above moderate)	Complete by June 2019	72 units constructed through April 30, 2019. Economic constraints limited construction; however economic upturn beginning in 2016 saw a resurgence in new home construction.	None.
2.A.a Investigate the Feasibility of Establishing an Economic Development - Housing Coordinator/Facilitator/Special Events Coordinator	Ensure funding for housing programs is secured, facilitate establishment of City business park in support of jobs/housing balance	FY 2018/2019	Unmet. Economic constraints prohibited establishing new position. Funding is unlikely to increase sufficiently in 2019-2027 to allow for implementation. The elimination of redevelopment as a potential funding source increases the challenge. The City is actively pursuing hiring a grant writer to assist with housing and related infrastructure programs.	Coordinate with county to consider potential for a City-county shared housing coordinator position. Consider partnerships with local non-profits. Pursue SB2 funding.
2.A.b Continue to Encourage the Establishment of Small, Affordable Housing Units Distributed throughout the City/Map Infill Parcels	Amend municipal code. Map infill parcels. Minimize opposition to provision of housing for target populations.	FY 2017/2018	Ongoing. Entitlement was issued for 8 infill units with incentive (reduced parking and increased lot coverage). Updated ordinance did not occur due to lack of funding and staff. Vacant parcels were partially mapped in conjunction with adopting the 2014-2019 housing element.	Pursue SB2 funding for code amendments, expand City’s online database of Business Attraction and Expansion parcels to include vacant parcels available for housing.
2.A.c Use Development Agreements for Large Developments within the Specific Plan (SP) Zone to Promote Affordable Housing	Adopt policy and/or amend municipal code to facilitate provision of housing to target income groups	FY 2017/2018	Ongoing. Updated ordinance did not occur due to lack of funding and staff. Long-range planning funds have been budgeted to prepare (in part) a specific plan in the northwest quarter of the City	Continue to pursue program as the economy improves. Consider hiring contractors as funding permits to assist with updating the zoning code. Pursue SB2 funding.
2.A.d Vacation Rentals/2nd Home Properties	Pursue funds to identify incentives to encourage use of underused vacation rentals as housing	FY 2017/208	Lack of funding and staff prevented implementation.	Pursue SB2 funding
2.A.e Facilitate and Promote Moderate-Wage Job-Training Efforts Compatible with the City’s Employment Projections	Complete BAE rezoning for general plan consistency, monitor land available for commercial/jobs development linked to economic opportunities, update website	Ongoing	Partially completed. Ongoing communications have been maintained with local community colleges to preserve college-owned land in the City Limits. Processing affordable housing application adjacent to college-owned land for work-force housing in support of the college. BAE rezoning completed. Site has been used by at least one company currently completing construction of a commercial project. City completed inventory of properties with business potential in and immediately adjacent to the City limits. Destination Angels Camp has taken responsibility for updating the database.	Continue to update the database and make it available online.
2.A.f Encourage Co-Housing, Cooperative Housing	Amend municipal code to recognize this use	FY 2017/2018	Lack of funding and staff prevented implementation. Minimal interest in 2018. Some interest expressed for the program in early 2019.	Pursue SB 2 funding to complete code amendments.
2.A.g Encourage “Self-help,” Privately Funded Housing Programs	Encourage cooperation between multiple organizations and agencies to achieve housing goals; Facilitate coordination between organizations and agencies to optimize limited resources assisting in the provision of housing for target income households (Policy 2.A.3) Letters of support, resolutions, fee waivers	Ongoing	Staff met with potential buyers and sellers expressing interest in converting a hotel to supportive housing. Deal could not be financed in time by potential buyers. However, City continues to meet with the project proponents to locate alternative sites. Staff met with and assisted a local non-profit to establish 6-person transitional/supportive housing facility for women with children.	Continue.
2.A.h Encourage the Establishment of Single-Room Occupancy Housing	Amend the municipal code to encourage housing for special needs populations, including homeless individuals	FY 2017/2018	Lack of funding and staff delayed preparation and adoption of the implementing ordinances	Consider hiring contractors as funding permits (e.g., SB 2) to complete code amendments./

Name of Program	Objective	Time frame in H.E.	Status of Program Implementation	Response
2.A.i Facilitate the Exchange - Consolidation of the Region’s Housing Assistance Information	Improve access to/ knowledge of housing assistance programs (especially for target income groups and special needs populations); Update website	FY 2016	Unmet.	Coordinate with county or Housing Coalition to consider potential for a City-county shared housing coordinator position; and/or SB 2 funding to update City website to incorporate housing information Program 2.C.f was amended to include seeking alternatives to redevelopment funds
2.A.j Encourage New Construction of at Least 60 New and Rehabilitation of at Least 4 existing Housing Units for low, very low and extremely low-income households	Implement the Housing Element.	June 30, 2016	72 units constructed through April 30, 2019.	Continue implementing the General Plan Housing Element programs.
2.A.k Identify Future General Plan Land Uses for Public Land	Prepare a map to increase potential land availability for housing for target income groups.	FY 2016/2017	Lack of staffing and funding prevented implementation. Fewer than five parcels are expected to be identified. Potential City lands that could become available in the future are identified when local agencies ask for potential locations for transitional or supportive housing sites.	Ongoing.
2.A.l Allow Housing in the Public (P) Zone	Update the municipal code to increase potential land availability for housing for target income groups.	FY 2016/2017	Unmet. Lack of funding and staff delayed preparation and ordinance revisions	Consider hiring contractors as funding permits (e.g., SB2 funds) to assist with completing zoning code updates.
2.B.a Continue to Conduct Reviews of the City of Angels Municipal Code and General Plan for Consistency	Amend the municipal code. Ensure that inconsistencies (and/or unanticipated consequences) are not the source of government constraints to the provision of housing	Ongoing	Ongoing. Ordinances 467, 468 and 469 were adopted to implement multiple programs. Ordinances 473 (2015) and 484 (2018) were adopted to complete updates of permitted/conditional uses in all zoning districts. Business Attraction and Expansion (BAE) zoning district was established to help implement jobs/housing balance goals. However, given the age of the zoning code, a much more comprehensive update is necessary.	To be continued as an ongoing program. Seek SB 2 funds to assist with a comprehensive update of both the zoning code and general plan relative to housing program implementation.
2.B.b Continue to Provide Flexible Standards for On- and Off-Site Improvements for the Construction of Extremely Low-to-Moderate Income Housing	Amend the municipal code. To encourage developers to provide housing for target income groups; Goal 2.B Pursue the removal of governmental constraints as a primary tool for encouraging the provision of housing for target income group households	FY 2016/2017	Partial. Ordinance 467 (2015) was adopted to establish a density bonus ordinance with incentives.	Expand the program to include incentive for all affordable housing-exclusive of qualifications for a density bonus.
2.B.c Forward a Draft Ordinance to the City Council to Waive, Reduce and/or Defer Application and Impact Fee Payments for Extremely Low-to-Moderate Income Housing Projects	Adopt enabling ordinance and conduct necessary nexus study to encourage developers to provide housing for target income groups; Goal 2.B Pursue the removal of governmental constraints as a primary tool for encouraging the provision of housing for target income group households	FY 2017/2018	Partial. Enabling ordinances and membership for participation in the Statewide Community Infrastructure Program (SCIP) were completed by the City in June 2018 allowing for deferral and financing for impact mitigation fees. City adopted Resolution 19-17 enacting this program on June 18, 2019 (Attachment C)	Continue with implementation. Post availability of SCIP on City website. Post newly adopted fee schedule on City website.
2.B.d Revise the City’s Second Unit “Granny Flat” Ordinance	Amend the municipal code to provide increased stock of housing affordable to target income groups and special needs populations; Goal 2.B Pursue the removal of governmental constraints as a primary tool for encouraging the provision of housing for target income group households	FY 2016/2017	Ordinance 469, adopted in 2015, implemented this program. However, with additional changes legislated, additional changes are required.	Pursue SB2 funds to complete additional updates to the municipal code.

Name of Program	Objective	Time frame in H.E.	Status of Program Implementation	Response
2.B.f Monitor the City’s Water Treatment Plant Capacity to Ensure Sufficient Capacity for New Development and to Meet the City’s Affordable Housing Objectives	Pursue funding to ensure enough capacity to serve projected housing needs	Ongoing	The City is mid-way through design and environmental assessments to install necessary improvements at its Water Treatment Plant. The need for additional income to implement the water Capital Improvement Plan (CIP) and the potential for future fee increases should be monitored	Continue to implement the Capital Improvement Program in the City Water Master Plan and. Consider SB2 funding to assist in preparing funding applications to finance infrastructure improvements.
2.B.f Reduce Connection Fees for Low and Very Low-Income Households Commensurate with the Acquisition of Funding from State and Federal Sources Supporting Affordable Housing	Amend municipal code or adopt a policy to encourage developers to provide housing for target income groups; Goal 2.B Pursue the removal of governmental constraints as a primary tool for encouraging the provision of housing for target income group households	FY 2017/2018	Connection fees for accessory dwelling units have been reduced. Resolution 19-17 adopted to reduce connection fees for water, sewer and traffic impact mitigation fees adopted in June 18, 2019 (Appendix 2C).	
2.B.g Maintain Sufficient Water and Wastewater Capacity	Establish policy giving priority to hookups for affordable housing to ensure enough capacity to serve projected housing needs; Maintain water and wastewater capacity adequate to serve the City’s housing goals for all income levels (Policy 2.B.2)	Ongoing	See Program 2.B.e. City secured an internal loan to fund environmental review necessary for improvements to the City’s wastewater delivery system crucial to support pending development applications. Consultants are pursuing an application through the State Water Resources Control Board and potentially through CDBG to secure construction funds.	Continue to implement and update both the City’s Water and Wastewater CIPs. Update the fee structure in support of the CIP. Consider SB 2 funding to assist in preparing funding applications to finance some critical infrastructure improvement projects.
2.Bh. Allow Multi-Family Housing in the R-3 District by Site Plan Review	Eliminate neighborhood opposition as a constraint to the provision of housing for target income groups	June 2016	Completed. Multi-family residential is allowed by right pursuant to adopted ordinances 473 and 484 in 2015, and 2018, respectively (Appendix 2C).	
2.B.i Draft a Hillside Management Ordinance	Establish reasonable expectations for density of new developments in the City; Maintain and/or establish incentives that promote, and remove constraints that prohibit, the provision of affordable housing compatible with the character of the City (Policy 2.B.1)	FY 2018/2019	Not completed. Upon evaluation of new housing proposals and discussions with developers, the proposed program is not expected to assist in the provision of affordable housing.	Eliminate the program.
2.B.j Allow Second-floor Housing Units in Commercial Buildings	Amend the municipal code to remove government constraints to provide housing for target income groups and some special needs populations; Goal 2.B Pursue the removal of governmental constraints as a primary tool for encouraging the provision of housing for target income group households	FY 2017/2018	Completed. Pursuant to Ordinance 473 adopted in 2015 (Appendix 2C), the use is allowed conditionally in the Historic Commercial zoning district. The use was made conditional rather than permitted due to the age of buildings in the district (many buildings in excess of 100 years old) and concerns related to safety (including fire safety). A use permit was approved in May 2019 for two, second-floor housing units in the historic district above a commercial building.	
2.B.k Update the City’s Mobilehome - Manufactured Housing Provisions	Amend the municipal code to remove government constraints to the use of mobilehomes and manufactured housing –especially as a source of housing for target income groups, consistent with state law; Goal 2.B Pursue the removal of governmental constraints as a primary tool for encouraging the provision of housing for target income group households	FY 2017/2018	Lack of funding and staff delayed preparation of a revised ordinance	Consider hiring contractors as funding permits(e.g. SB 2) to assist with completing zoning code updates.

Name of Program	Objective	Time frame in H.E.	Status of Program Implementation	Response
2.B.l Incorporate Housing Education Programs	Training to keep City officials appraised of alternative techniques for reducing NIMBYism.	Once every three years	Ongoing. Current planning staff has attended several housing-related training events and acquires 32 units of continuing education every two years – including updates on planning law and housing.	Ongoing
2.B.m Water and Wastewater Service Priorities for Target Income Groups	Adopt policies and procedures to ensure that adequate water and wastewater infrastructure is available for target income groups and is not allocated only to above-moderate income groups to the exclusion of other income groups.	January 2016	Unmet. Lack of funding and staff delayed preparation of a revised ordinance	Consider hiring contractors as funding permits (e.g., SB2) to assist with completing zoning code updates or establishing policies and any financial studies that may be necessary to support adoption.
2.C.a Continue to Allow Use of Materials and Methods Consistent with the Construction Date of the Building for Buildings 50 Years of Age or Older per the State Historic Building Code	Apply State Historic Building Code to encourage re-use of historic buildings for residential purposes; Goal 2.B Pursue the removal of governmental constraints as a primary tool for encouraging the provision of housing for target income group households; Maintain and/or establish incentives that promote, and remove constraints that prohibit, the provision of affordable housing compatible with the character of the City (Policy 2.B.1)	Ongoing	Ongoing. Due to recent City contracting with a firm with staff familiar with the State Historic Building Code (SHBC), the application of the SHBC within the City’s historic district is increasing.	Provide handouts at the public counter or links on the City website re: State Historic Building Code.
2.C.b Continue to Monitor the Status of At-Risk Units and Inform Agencies Able to Pursue Purchase	Support efforts to retain 50 units for target income groups; Facilitate the retention of at-risk housing units (Policy 2.C.2).	Ongoing	Ongoing. Units no longer at risk. No units scheduled to be at risk prior to 2065. Monitoring will continue in conjunction with Housing Element updates.	Continue program without amendment
2.C.c Facilitate Right of First Refusal Agreements	Facilitate communications to support efforts to retain 50 units for target income groups; Facilitate the retention of at-risk housing units (Policy 2.C.2).	Ongoing	See above	See above
2.C.d Provide Educational Materials for Tenants of At-Risk Housing Developments	Support efforts to retain 50 units for target income groups; Facilitate the retention of at-risk housing units (Policy 2.C.2).	Ongoing	See above	See above
2.C.e Update and Maintain the City’s Condominium Conversion Ordinance	Amend the municipal code to maintain existing stock of housing available to target income groups	FY 2017/2018	Lack of funding and staff delayed preparation of a revised ordinance	Consider hiring contractors as funding permits (e.g., SB2) to assist with completing zoning code updates
2.C.f Prepare a funding program to Assist in the Provision of Affordable Housing, to Fund Infrastructure Improvements, and to Achieve Other City Goals Identified in the General Plan	Secure funding	FY 2018/2019	The City is completing a rate increase study for infrastructure improvements, updating the CIPs for water and wastewater and voters recently approved a sales tax increase. Contract staff is pursuing an infrastructure grant for wastewater improvements. The City is interviewing CDBG grant writers to assist in pursuing funding.	If possible, use SB2 funds to assist with preparing grant applications to secure funding for infrastructure essential to the provision of affordable housing.
2.C.g Adopt the Mills Act	Amend the municipal code to encourage re-use of historic buildings for residential purposes; Maintain and/or establish incentives that promote, and remove constraints that prohibit, the provision of affordable	FY 2018/2019	Lack of funding and staff delayed preparation of an ordinance.	Consider hiring contractors as funding permits (e.g., SB2) to assist with completing zoning code updates

Name of Program	Objective	Time frame in H.E.	Status of Program Implementation	Response
	housing compatible with the character of the City (Policy 2.B.1); Encourage adoption and implementation of programs assisting in the rehabilitation of the City's older housing stock, while maintaining the historic character of those buildings (Policy 2.C.3).			
2.C.h Pursue Funding to Support a Housing Rehabilitation and/or Rehabilitation Loan Program	Secure a grant to rehab up to 10 substandard housing units to retain in the housing stock and/or to make available to target income groups and/or special needs populations; Encourage and promote the rehabilitation of existing structures, while maintaining safe, healthy and energy-efficient living conditions (Policy 2.C.1).	1 grant prior to 2016	Loss of the City's CDBG grant writer has constrained program implementation. The City completed interviews in June 2019 to hire a new grant writer.	. If possible, use SB2 funds to assist consultants with preparing grant applications to secure funding for infrastructure essential to the provision of affordable housing
2.C.i Establish Priorities for Implementing the Housing Rehabilitation Program in the City Aimed at Special Needs Households and Targeting Substandard Housing Units	Establish a priority list to rehab up to 10 substandard housing units to retain in the housing stock and/or to make available to target income groups and/or special needs populations	FY 2017/2018	See above	See above
2.C.j Establish Self-Help Paint/Fix-Up Programs	Encourage community efforts to revitalize neighborhoods; Facilitate coordination between organizations and agencies to optimize limited resources assisting in the provision of housing for target income households (Policy 2.A.3)	Ongoing	Lack of staff to oversee the program has constrained program implementation.	See above.
2.C.k Update the 2009 Housing Conditions Survey/Pursue Funds for Improving the Existing Housing Stock and Accessibility to Housing	Apply for a grant to undertake an updated Housing Survey to keep appraised of conditions of existing housing stock and guide funding decisions for programs emphasizing maintenance of existing housing stock	1 grant prior to FY 2018/2019	Unmet. See Program 2.C.h	See Program 2.C.h
2.C.l Continue to Enforce State Energy Efficiency Standards for Residential Buildings	Comply with Title 24 to reduce housing costs associated with energy costs	Ongoing	Continued to maintain a building official position throughout the planning period. Program is ongoing.	Continue implementing. Considering providing guidelines to developers.
2.C.m Support the Reduction of Contamination Hazards in Older Buildings	Enforce building codes to provide safe housing	Ongoing	Ongoing throughout planning period. Successful.	Continue program without amendment.
2.C.n Continue to Maintain a Code Enforcement Position	Continue to ensure the provision of safe housing in the City	Ongoing	Continued to maintain a code enforcement position throughout the planning period. However, funding constraints have reduced the number of hours available for these activities. Program is ongoing.	Continue without amendment.
2.C.o Climate/Green/ Energy Programs	Amend the municipal code or provide information related to existing programs to incorporate sustainable practices in new construction and rehabilitations	FY 2017/2018	City adopted California Building Code and the California Green Building Standards Code.	Continue without amendment and incorporate updates as they are adopted by the state. Consider providing links to these programs on the City website.

Name of Program	Objective	Time frame in H.E.	Status of Program Implementation	Response
2.C.p Undertake Citywide House Numbering Program	Pursue funding to improve accuracy of housing inventories while also improving response time for emergency responders	1 grant application prior to the end of 2018	Partial. City inventoried and verified all house numbers in the City. House numbers are currently being mapped. However, not all homes have identifying addresses posted. Lack of funding and staff prevented full implementation.	Assign specific department (building) to ensuring that all residences in the City have posted house numbers. Secure funding to assist in completing mapping of all house numbers.
2.C.q. Flood Hazards and Flood Management Analysis	Ensure that housing is not constructed and future housing sites are not located within a flood hazard zone	Ongoing	Implementation as per Angels Camp 2020 General Plan continues. The assignment of land use designations for housing in conjunction with 2020 General Plan removed housing from identified flood hazard areas.	Continue to monitor if updated maps are released.
2.D.a Continue to Support the Establishment of Senior Housing	Amend the municipal code to provide elderly with opportunity to live with their spouses (or in the same area) throughout their lives; Recognize the unique needs of seniors when establishing and implementing housing programs (Policy 2.D.1)	FY 2017/2018	Partial. Reasonable accommodation procedures were adopted in conjunction with Ordinance 468, however, lack of funding and staff prevented implementation on a wider scale (e.g., single-room occupancies, cooperative/co-housing municipal code amendment)	Consider hiring contractors as funding permits to assist with completing zoning code updates necessary to implement the program (e.g., SB 2)
2.D.b Facilitate the Provision of Special Needs Housing)	Amend the municipal code. Farm worker housing; implement program in conjunction with 2.A.e (job training) to assist single heads of households (a primary source of those below the poverty level in the City); implement this program to encourage a homeless shelter; provision of housing for the disabled; Facilitate the provision of decent housing in a suitable environment for all income levels, ethnicities, age levels, sexes and for the disabled and at-risk families consistent with the demographics of the City’s population (Goal 2D); Recognize the unique needs of farm workers when establishing and implementing housing programs (Policy 2.D.2); Recognize the unique needs of special needs populations when establishing and implementing housing programs (Policy 2.D.4)	FY 2017/2018	Lack of funding and staff prevented implementation. However, adoption of Ord. 469 facilitates the provision of group homes and re-defines family removing to potential constraints to the use of single-family residences for farmworker housing. There were two inquiries made to the Angels Camp Planning Department in the 2014-2019 planning period: One for a social services/supportive housing co-located facility. Staff provided extensive support to Sierra Hope to connect with the landowner, identify necessary site improvements for health and safety and tour the potential facility with multiple social service agencies. Unfortunately, the site was purchased by a motel chain before it could be acquired. Staff continues to coordinate with Sierra Hope and recently conducted a tour of all available and potentially available sites within the City limits for a social services/supportive housing co-located facility.	Consider hiring contractors as funding permits to assist with completing zoning code updates necessary to implement the program (e.g., SB 2)
2.D.c Facilitate the Establishment of Housing for Special Needs Populations for Facilities Accommodating Six or Fewer Residents	Amend municipal code to remove constraints to the development of special needs housings, in particular NIMBYism, by making the uses permitted.	FY 2017/2018	Completed. Ordinance 469 adopted Feb. 2015 made transitional and supportive housing permitted uses in R-1, R-2, R-3 and REC zones to be treated as single-family residences. One supportive/transitional housing project was approved in March 2019. Section 17.009.1030 of the code revision further added a definition for “Family” as follows: "Family" means one or more persons living together in a dwelling unit, with common access to and common use of all facilities. A copy of Ordinance 469 is included in Appendix C.	Maintain in the code. Expand code amendments to include other special needs categories and clarify definitions in 2019-2027 Element.
2.D.d Facilitate Employee/Farm Worker Housing	Same as above	FY 2017/2018	Partial. Lack of funding and staff prevented implementation. However, adoption of Ord. 469 facilitates the provision of group homes and re-defines family removing to potential constraints to the use of single-family residences for farmworker housing.	Consider hiring contractors as funding permits to assist with completing zoning code updates necessary to implement the program (e.g., SB2)); In the interim, continue to comply with the Employee Housing Act.

Name of Program	Objective	Time frame in H.E.	Status of Program Implementation	Response
2.D.e Facilitate Family Day Care	Same as above	FY 2017/2018	Completed. Adoption of Ordinance 473 in 2015 and amendments made pursuant to Ordinance 484 in 2018 bring City code into compliance with state law.	Maintain in the code. Delete program in 2019-2027 Element
2.Df Support Satellite Campus(s) - Learning Center in Association with Colleges	Ongoing communication to assist education efforts to increase the ability of households to acquire job skills necessary to acquire housing; assist in achieving a jobs/housing balance; Support efforts to achieve a balance between housing costs and income levels (Policy 2.A.6)	Ongoing	See Program 2.A.e.	Continue program without revisions.
2.D.g Enforce the Provisions of the Fair Housing Act	Facilitate the provision of decent housing in a suitable environment for all income levels, ethnicities, age levels, sexes and for the disabled and at-risk families consistent with the demographics of the City's population (Goal 2D); Continue to enforce the provisions of the Fair Housing Act (Policy 2.D.7)	Ongoing	Ordinance 468 adopted Feb. 2015 provides a process for reasonable accommodation without the necessity for a variance.	Maintain in the code. Consider a website link, public handouts for public education.
2.D.h Provide Information for Renters	Secure handouts, update website to assist in the provision of adequate sites to accommodate the housing needs of a variety of households of all income levels with a particular emphasis on providing rental housing (Goal 2A-1); Facilitate coordination between organizations and agencies to optimize limited resources assisting in the provision of housing for target income households (Policy 2.A.3)	December 31, 2016	Unmet.	Provide a link on the City website link, public handouts for public education
2.D.i Pursue Funding to Establish an Ongoing City Homebuyer's Assistance Program	Secure funding to facilitate the provision of affordable housing to special needs populations (especially single-family heads of households) and target income groups	1 grant prior to 12/2017	Unmet. See Program 2.C.h.	See Program 2.C.h.
2.D.j Facilitate Cooperative City/County Efforts to Achieve Housing Goals	Continue ongoing communications to facilitate coordination between organizations and agencies to optimize limited resources assisting in the provision of housing for target income households (Policy 2.A.3)	1 meeting with County during housing cycle	City Planner and County Planning Director met to discuss housing twice during the planning cycle. Continued participation in at least one Housing Coalition meeting annually is strongly recommended.	Continue implementation.
2.D.k Incorporate Facilities for Special Needs Populations in the Design of Public-Use Centers	Make public facilities accessible to all residents and visitors; Recognize the unique needs of special needs populations when establishing and implementing housing programs (Policy 2.D.4)	As needed	No new public use centers were planned during the planning period. Should funding become available for planning a new public use facility; the program will be implemented.	Maintain program.

Name of Program	Objective	Time frame in H.E.	Status of Program Implementation	Response
2.D.1 Promote <i>Healthy Arts</i> Programs	Amend the municipal code to pursue the adoption and implementation of innovative programs emphasizing the provision of housing for all income levels, ethnicities, age levels, sexes and for the disabled and at-risk families consistent with the demographics of the City’s population (Policy 2.D.5)	6 th Housing Cycle	Program was deferred to the 6 th Housing Cycle	Include in the 2019-2027 planning period.

4 Goals, Policies & Implementation Programs 2019-2027

Housing Element

Goal	Provide a wide variety of housing suitable for all City residents.
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Adequate Sites & Affordable Housing

Goals

- 2.A-1** Provide for adequate sites to accommodate the housing needs of a variety of households of all income levels.
- 2.A-2** Encourage the location of affordable housing near jobs, commercial centers, and along low-impact modes of transportation routes to reduce auto-dependency.
[GENERAL PLAN MITIGATION MEASURE, MM-AIR-03]

Policies

- 2.A.1** Promote development of residential infill parcels for extremely low, very low, low- and moderate-income housing.
- 2.A.2** Promote the development of extremely low, very low, low- and moderate-income housing compatible with the City's character.
- 2.A.3** Facilitate coordination between organizations and agencies to optimize limited resources assisting in the provision of housing for extremely low, very low, low- and moderate-income households.
- 2.A.4** Encourage the location of residential development for extremely low, very low, low- and moderate-income housing near the City's commercial centers.
- 2.A.5** Encourage innovative approaches to the provision of housing for extremely low, very low, low- and moderate-income households.
- 2.A.6** Support efforts to achieve a balance between housing costs and income levels.

Implementation Programs

- 2.A.a** **Housing Coordinator**
Amend the job descriptions for future hires at the City, in particular at the Community Development Department, to include the ability to and/or experience with overseeing implementation of housing programs, pursuing funding opportunities for, and oversee implementation of funded programs that further the City's housing objectives.

Equivalent Program: N/A

Related Programs: 1Ia (Land Use), 2Dg (Housing), 3Bk (Circulation), 5Ak (Noise), 6Bh

(Public Safety), 7Cj (Public Facilities & Services), 7Hd (Public Facilities & Services), 7Id (Public Facilities & Services), 7Ig (Public Facilities & Services), 8Cd (Cultural Resources), 10Ao (Economic Development), 10Cd (Economic Development), 11Ee (Community Identity), 12Al (Parks & Recreation), 12Cg (Parks & Recreation)

Responsible

Entity: Community Development Department, Planning Division; City Council, City Administration, Calaveras County

Funding Sources: General Fund, Housing Program Funds*, SB2 Funds

Timeframe: Complete revision by FY 2025/2026

2.A.b Continue to Encourage the Establishment of Small, Affordable Housing Units Distributed Throughout the City/Map Infill Parcels

Continue to encourage the provision of smaller (e.g., duplex, triplex) multi-family infill projects in appropriately zoned districts through programs including, but not limited to: City

- Inventory and maintain a map of vacant and under-developed residential parcels throughout the City. Identify those that qualify for “infill” development. Make the map/inventory available for on the City’s website
- Update the vacant/under-developed residential parcels in conjunction with preparing the City’s Annual Housing Element Report to the state to ensure that adequate sites remain to fulfill the City’s Regional Housing Need Allocation.
- Amend the City of Angels Municipal Code to expand incentives available to affordable housing projects whether they qualify for a density bonus, including, but not limited to.
 - Increase allowable maximum building coverage
 - Reduced setbacks where such a reduction will not create a health or safety hazard
 - Reduced parking/alternative parking configurations
 - Replace the requirement for a variance with a requirement for a conditional use permit for buildings exceeding maximum height limits subject to review and approval by the fire department. This waiver does not apply within the historic district.
 - Waive application fees for lot mergers undertaken in conjunction with the provision of affordable housing pursuant to this program
 - Reduce mitigation requirements for oak tree removal in AMC Chapter 17.64 for affordable housing

Responsible

Entity: Community Development Department, Planning Division (ordinance revisions), Angels Camp Administration (fee adjustments); GIS Division

Funding Sources: General Fund, Housing Program Funds*, SB 2 funds

Timeframe: Complete update to applicable sections of the municipal code and mapping by the June 30, 2022

2.A.c Use Development Agreements for Large Developments within the Specific Plan (SP) Zone to Promote Affordable Housing

Evaluate, and adopt, as appropriate, a City policy to require residential projects within the Specific Plan (SP) zone, through the use of Development Agreements or equivalent, to provide a percentage of total units up to the safe harbor limit established in state law on site as housing affordable to extremely low, very low, low and medium-income households or pay an in-lieu fee to support affordable housing development at an alternative location.

Related Program: 1Ae (Land Use)

Responsible

Entity: Community Development Department, Planning Division

Funding Sources: General Fund, Housing Program Funds*, SB 2 funds

Timeframe: Evaluate and adopt policy (or amend applicable sections of the municipal code) by FY 2024/2025

2.A.d Vacation Rentals/2nd Home Properties/Underused Sites

Pursue funding to identify incentives and/or other methodologies to encourage landowners to voluntarily make available underused vacation rentals/2nd homes for year-round rental properties; to inventory and identify the location of these properties, and to gauge program interest. Considerations should include promoting the construction of second units on site for caretaker rentals on frequently vacant properties, low-interest rehabilitation loans, eliminating or reducing transient occupancy taxes for vacation rentals that also include rental space for target populations (e.g., individuals living alone 65 years of age or older), and other methods.

Related Program: 2.B.d Second Unit Ordinance

Responsible Entities: City of Angels Administration & Planning

Funding Sources: CDBG, General Fund, SB2 Funds

Timeframe: FY 2025/2026

2.A.e Facilitate and Promote Moderate-Wage Job-Training Efforts Compatible with the City's Employment Projections

Continue to maintain a map of land available for commercial and light industrial development (Business Attraction and Expansion) and make that information available on the City's website.

Work cooperatively with job training education agencies

Establish, on the City website, a page with links and contact information to the region's job training and job assistance organizations.

Equivalent Program: 10Ba (Economic Development)

Related Programs: 1Aa (Land Use), 1Ac (Land Use), 1Ca (Land Use), 1Ea (Land Use), 1Fb (Land Use), 2.D.e (Housing), 4Di (Conservation & Open Space), 8Af (Cultural Resources), 10Aa (Economic Development), 10Ac (Economic Development), 10Ad (Economic Development), 10Bb (Economic Development), 11Ba (Community Identity), 11Da (Community Identity)

Responsible

Entities: Administration (City), Columbia College, Calaveras County Economic Development Company, Job Connection, Columbia College, Bret Harte High

School ROP, CalWorks, Destination Angels Camp (DAC)
Funding Sources: General Fund, Planning Program Funds*
Timeframe: Ongoing

2.A.f Encourage Co-Housing/Cooperative Housing/and Tiny Houses

Amend the municipal code to define Co-Housing/Cooperative Housing and Tiny Houses and incorporate their use into the code to encourage these housing types in residential and special planning zoning districts as a permitted use or with a site plan review. Examples of successful Co-Housing and Tiny House developments may be found in *General Plan Appendix 2D*.

Promote the availability of co-housing opportunities/Cooperative Housing and Tiny Houses (e.g., through handouts, mailers, or on the City's website).

Related Programs: 2.A.h, 2.C.k

Responsible

Entities: Community Development Department, Planning Division
Funding Sources: General Fund, Planning Program Funds*, SB2 Funds
Timeframe: Complete applicable amendments to the Municipal Code by June 30, 2022

2.A.g Encourage "Self-help," Privately Funded Housing Programs

Encourage self-help programs assisting in the construction of affordable housing (e.g., Habitat for Humanity) through resolutions and letters of support, fee waivers, and through the provision of planning assistance.

Responsible

Entities: Community Development Department, Planning Division
Funding Sources: General Fund, Planning Program Funds*
Timeframe: Ongoing

2.A.h Encourage the Establishment of Single-Room Occupancy Housing

Promote the availability of single-room occupancy housing (e.g., through handouts or mailers, or on the City's website) in conjunction with locally conducted household income surveys and targeting extremely low-income households.

Related Programs: 2.A.f, 2.C.k

Responsible

Entity: Community Development Department, Planning Division
Funding Sources: General Fund, Housing Program Funds*, SB2 Funds
Timeframe: Complete applicable amendments to the Municipal Code by FY 2024/2025

2.A.i Facilitate the Exchange/Consolidation of the Region's Housing Assistance Information

Facilitate the exchange/consolidation of the region's housing assistance information through implementation of the following program:

Establish, on the City website, a page with links and contact information to the region's housing assistance organizations (e.g., California Department of Housing and Community Development, Stanislaus County Housing Authority, Sierra Hope, The Resource Connection, Central Sierra Continuum of Care, Calaveras County Housing Coalition, Calaveras County Behavioral Health Department, Calaveras County Economic Development

Company, Calaveras County Association of Realtors, Gold Country Alliance for the Mentally Ill, Calaveras-Mariposa Community Action Agency and other local, state and federal agencies). Continue to include information related to the City's housing programs and including, where feasible, on-line applications.

The goal of this program is to provide a "one-stop" information source for affordable housing information for City residents.

Responsible

Entity: Administration/Technical Support Division

Funding Sources: General Fund , Housing Program Funds* , SB2 Funds

Timeframe: Complete Website update by end of FY 2024/2025

2.A.j Encourage New Construction of 96 New Housing Units and Rehabilitation of at Least 3 Housing Units for Low, Very Low and Extremely Low-Income Households and New Construction of 38 units of Housing for Moderate Income Households

Encourage new construction of at least 96 new housing units and the rehabilitation of at least 3 housing units for low, very low and extremely low income households and 38 moderate-income housing units by emphasizing the implementation of incentive-based programs (e.g., fee reductions, fee waivers, flexible development standards, updating the City's second unit ordinance, providing density bonuses and similar programs) as detailed in the Angels Camp Housing Element.

Rehabilitated units must have long-term affordability covenants and restrictions consistent with state law.

Responsible

Entities: Community Development Department (all Divisions); Administration; Housing Coordinator (if established); local housing agencies

Funding Sources: General Fund, Housing Program Funds*

Timeframe: Achieve by June 15, 2027

2.A.k Sale of Surplus Land and Affordable Housing

The City will evaluate City-owned surplus land to determine its suitability for affordable housing. Suitability shall be determined based on factors including, but not limited to: topography, fire hazard, availability of public services, and access. The City will identify appropriate entities to hold or acquire suitable surplus land and develop a process for notification of availability. During the disposal of surplus land, the City shall negotiate in good faith with entities that respond to the City's offer to sell or rent surplus property, pursuant to Government Code Section 54222. City surplus land sold for affordable housing shall include affordability covenants consistent with state law.

Responsible Entities: Community Development Department, Planning Division; City Administration, City Council

Funding sources: General Fund, Housing Program Funds, SB2 Funds

Timeframe: Draft list of properties and procedures by the end of FY 2024/2025

2.A.l Allow Housing in the Public (P) Zoning District

Amend the Public (P) zoning district to allow for the development of affordable housing opportunities by public agencies.

Responsible

Entity: Community Development Department, Planning Division

Funding Sources: General Fund , Housing Program Funds*, SB2 Funds

Timeframe: Complete applicable amendments to the Municipal Code by the end of FY 2024/2025

Housing: Removing Governmental Constraints

Goal 2.B Pursue the removal of governmental constraints as a primary tool for encouraging the provision of housing for extremely low, very low, low- and moderate-income households.

Policies

2.B.1 Maintain and/or establish incentives that promote, and remove constraints that prohibit, the provision of affordable housing compatible with the character of the City.

2.B.2 Maintain water and wastewater capacity adequate to serve the City’s housing goals for all income levels.

Implementation Programs

2.B.a **Undertake a Comprehensive Update to the City of Angels Municipal Code**
Initiate a comprehensive update of the City of Angels Municipal Code to incorporate changes identified in the Housing Element, for internal consistency and for consistency with the general plan.

Related Program: 1Ab (Land Use), 2.C.q (Housing)

Responsible

Entity: Community Development Department, Planning Division (in cooperation with Planning Commission and City Council)

Funding Sources: General Fund, SB2 Funds

Timeframe: 2024/2025

2.B.b **Continue to Provide Flexible Standards for On- and Off-Site Improvements for the Construction of Extremely Low-to-Moderate Income Housing**
Consistent with health and safety, amend the municipal code to provide flexible standards for on- and off-site improvements for extremely low-to-moderate income housing projects including, but not limited to: reduced parking requirements; reduced requirement for curbs, gutters and sidewalks construction; common trenching for utilities and similar methodologies and standards.

Responsible

Entity: Community Development Department, Planning Division

Funding Sources: General Fund, Housing Program Funds*, SB2

Timeframe: Complete applicable code amendments by FY 202024/2025

2.B.c**Continue to Waive, Reduce and/or Defer Application and/or Impact Fee Payments for Extremely Low -to-Moderate Income Housing Projects**

Continue to waive or reduce and/or defer all or portions of the City’s application, connection, capacity and/or impact mitigation fees for low, very low or extremely low- and moderate-income housing projects. As feasible, the City should strive to reduce these fees in an amount commensurate with the level of grant funding received. Provide handouts and a link on the City’s website describing the City’s adopted Statewide Community Infrastructure Program (SCIP) and reduced fees for work force housing.

Equivalent Program: 7Bg (Public Facilities & Services)

Related Programs: 1Db (Land Use), 2Bg (Housing), 3Ai (Circulation), 3Ak (Circulation), 3Bf (Circulation), 4Cg (Conservation & Open Space), 7Bi (Public Facilities & Services), 7Cc (Public Facilities), 7Da (Public Facilities & Services), 7Ea (Public Facilities & Services), 7Ed (Public Facilities & Services), 12Bf (Parks & Recreation), 12Ef (Parks & Recreation)

Responsible

Entity: Administration (lead); Community Development Department, Planning Division

Funding Sources: General Fund, Housing Program Funds*; SB2 Funds

Timeframe: Ongoing throughout planning period

2.B.d**Revise the City’s Accessory Dwelling Unit Ordinance**

Update the City’s Accessory Dwelling Unit (ADU) Ordinance, Chapter 17.61 for compliance with revised state regulations addressed in Government Code Sections 65852.2 including, but not limited to, conversion of identified structures, proportional fees for water service, reduced parking and alternative parking configurations. Considering the addition of “junior accessory dwelling units” in accordance with Government Code Section 65852.22. Consider establishing an ADU application with a short questionnaire to provide supporting documentation that the ADU satisfied the City’s Regional Housing Need Assessment goals.

Responsible

Entity: Community Development Department; Planning Division

Funding Sources: General Fund, Housing Program Funds*, SB2 Funds

Timeframe: FY 2024/2025

2.B.e**Complete Improvements to Increase the City’s Water Treatment Plant Capacity to Ensure Sufficient Capacity for Planned Development including Affordable Housing**

Complete construction of capital improvements at the Water Treatment Plant consistent with the City’s Water Master Plan.

Equivalent Program: 7Bh (Public Facilities & Services)

Related Programs: 2Bh (Housing), 4Gh (Conservation & Open Space), 6Ef (Public Safety), 7Ba (Public Facilities & Services), 7Bh (Public Facilities & Services), 7Bk (Public Facilities & Services), 7Bj (Public Facilities & Services), 10Ae (Economic Development)

Responsible

Entity: City Engineer (lead); Administration; Community Development Department, Planning Division; Planning Commission, City Council

Funding Sources: State Water Resources Revolving Fund, CDBG, SB2 Funds

Timeframe: Complete improvements by 2027

2.B.f **Continue to Reduce Connection Fees for Low, Very Low, Extremely Low- and Moderate-Income Households Commensurate with the Acquisition of Funding from State and Federal Sources Supporting Affordable Housing**

The City shall continue to investigate the feasibility of providing further reductions in water and/or wastewater connection fees to extremely low, very low, low, and moderate income households when the City acquires state or federal funding to improve the City's water and wastewater systems from sources intended to assist low, very low, extremely low and moderate income families. As feasible, the City should strive to reduce connection fees in an amount commensurate with the level of funding received.

Equivalent Program: 7Bi (Public Facilities & Services)

Related Programs: 2Bc (Housing), 2Bg (Housing), 3Ai (Circulation), 3Ak (Circulation), 3Bf (Circulation), 4Cf (Conservation and Open Space), 7Bg (Public Facilities & Services), 7Bi (Public Facilities & Services), 7Cc (Public Facilities & Services), 7Da (Public Facilities & Services), 7Ea (Public Facilities & Services), 7Ed (Public Facilities & Services), 12Bf (Parks & Recreation), 12Ef (Parks & Recreation)

Responsible

Entity: Administration (lead); Community Development Department, Planning Division

Funding Sources: General Fund, Housing Program Funds*

Timeframe: Ongoing

2.B.g **Complete Improvements to the City's Wastewater Delivery System**

Complete construction of capital improvements in the City's wastewater delivery system consistent with the City's Wastewater Master Plan.

Equivalent Program: 7Bj (Public Facilities & Services)

Related Programs: 1Ag (Land Use), 2Bf (Housing), 4Gh (Conservation & Open Space), 6Ef (Public Safety), 7Ba (Public Facilities & Services), 7Bh (Public Facilities & Services), 7Bk (Public Facilities & Services), 10Ae (Economic Development)

Responsible

Entity: City Engineer (lead); Administration; Community Development Department, Planning Division; Planning Commission, City Council

Funding Sources: General Fund, CDBG, Clean Water State Revolving Fund, SB2 Funds

Timeframe: Complete priority improvements by 2027

2.B.h **Codify the State's Housing Accountability Act Requirements**

Amend the municipal code to incorporate the required findings and restrictions against denial of affordable housing projects to ensure compliance with the Housing Accountability Act [CA Government Code 65589.5(d) 1-5]. Identify the allowable objective, quantifiable, written development standards, conditions, and policies that are applicable to affordable and special needs housing consistent with state law.

Responsible

Entity: Community Development Department; Planning Division

Funding Sources: General Fund, Housing Program Funds*, SB2 Funds

Timeframe: FY 2024/2025

2.B.i **Allow Second-floor Housing Units in Commercial Buildings**

Amend the municipal code to clarify that second-floor housing units are allowed within commercial zoning districts (i.e., above commercial establishments).

Responsible

Entity: Community Development Department, Planning Division

Funding Sources: General Fund , Housing Program Funds*, SB2 Funds
Timeframe: Complete applicable amendments to the Municipal Code by FY 2024/2025

2.B.j

Update the City's Mobilehome/Manufactured Housing Provisions

Amend the City of Angels Municipal Code to comply with the provisions of California Government Code Section 65852.3 (as may be amended) to allow manufactured homes on single-family residential lots. Include provisions that prohibit the installation of mobilehomes constructed prior to June 15, 1976 within the City limits and to require all mobilehomes constructed after June 15, 1976 to be on a permanent foundation unless located within a mobilehome park.

Equivalent Program: 1Dd (Land Use)

Responsible

Entity: Community Development Department

Funding Sources: General Fund , Housing Program Funds*, SB2 Funds

Timeframe: Complete applicable amendments to the Municipal Code by June 30, 2022

2.B.k

Incorporate Housing Education Programs

Provide staff training to assist staff in addressing neighbor concerns and opposition to the provision of housing for target income groups in existing neighborhoods.

Appendix 2K includes suggested programs and information sources.

Responsible

Entity: Community Development Department

Funding Sources: General Fund, Housing Program Funds*

Timeframe: Training should be undertaken at least once every three years and/or in conjunction with new staff orientation.

2.B.l

Water and Wastewater Service Priorities for Target Income Groups

Establish procedures to prioritize the provision of water and wastewater services to developments serving target income groups in accordance with Government Code Section 65589.7 including, but not limited to: adopting written policies and procedures granting priority to proposed developments with housing for target income groups; prohibiting denial or conditioning of approvals or reducing the amount of service for a developments with housing for target income groups unless specific written findings are made, and requiring future water and wastewater master plans to include projected water and wastewater need calculations for single and multi-family residences for target income groups.

Responsible

Entity: City Council, City Engineer, Community Development Department

Funding Sources: General Fund , Housing Program Funds*, SB2 Funds

Timeframe: Adopt procedures prior to January 2020

Housing Conservation

Goal 2C Retain and expand the existing stock of housing available to people of all income levels within the City.

Policies

- 2.C.1 Encourage and promote the rehabilitation of existing structures, while maintaining safe, healthy and energy-efficient living conditions.
- 2.C.2 Facilitate the retention of at-risk housing units.
- 2.C.3 Encourage adoption and implementation of programs assisting in the rehabilitation of the City's older housing stock, while maintaining the historic character of those buildings.

Implementation Programs

2.C.a **Continue to Allow Use of Materials and Methods Consistent with the Construction Date of the Building for Buildings 50 Years of Age or Older per the State Historic Building Code**

Continue to allow rehabilitation of housing using materials and methods as of the date of original construction for those residences 50 years of age or older and/or listed in the City's historical inventory (*Central Sierra Historic Resource Inventory*, March, 1989; Leslie Crow and as may be amended) unless a health or safety hazard would result, consistent with the provisions of Health & Safety Code Section 17922(d). Refer to the State Historic Building Code (General Plan **Appendix 8I**) for guidance, where pertinent.

Equivalent Program: 8Bd (Cultural Resources)

Related Programs: 2Cg (Housing), 2Cm (Housing), 6Ah (Public Safety), 8Bc (Cultural Resources), 8Bd (Cultural Resources), 8Bn (Cultural Resources), 8Bt (Cultural Resources), 8By (Cultural Resources), 10Aj (Economic Development)

Responsible

Entity: Community Development Department - Building Division

Funding Sources: General Fund

Timeframe: Ongoing

2.C.b **Continue to Monitor the Status of At-Risk Units, Inform Agencies Able to Pursue Purchase, and Support Acquisition Efforts**

Notify the agency or agencies established in the following program when at-risk units are identified within the City limits. Post the City's inventory of at-risk units, when such units may become at-risk, on the City's web site and provide a link from the City's web site to the California Housing Partnership's list of *Affordable Housing At-Risk of Conversion* (prepared by the California Coalition for Rural Housing) website. In addition, assist and support agencies qualified to acquire at-risk units (and maintaining these units as affordable housing) through letters of support or similar actions or by providing funding assistance for the acquisition of at-risk units should such funding be available.

The goal of this program is to provide a reliable and easily accessible source of information to organizations interested in the purchase and maintenance of at-risk housing for extremely low-to-moderate income households and to provide City support for those efforts.

Related Programs: 2Cc (Housing), 2Cd (Housing)

Responsible

Entity: Community Development Department, Planning Division

Funding Sources: General Fund
Timeframe: Ongoing

2.C.c Facilitate Right of First Refusal Agreements

The City will include a copy of the following procedures and documents in the City's planning procedures manual:

- a. A copy of California Government Code Sections 65838.10 and 65838.11 (or web address for current versions of these documents) describing federal noticing requirements for landowner submitting Intent to Pre-Pay or Opt-Out Notices for federally-funded housing within the City (i.e., making a decision to convert such housing to market rates).
- b. A list of qualified entities interested in participating in an Offer of Opportunity to Purchase/Right of First Refusal Program as defined in Government Code Section 65838.11. In conjunction with establishing the list, the City will contact each potential qualified entity to gauge that entity's interest and capacity for purchasing at-risk units. This list will be updated in conjunction with periodic updates of the City's Housing Element.

Upon receipt of federal notifications of Intent to Pre-Pay or Opt-Out, forward these notifications to those entities identified in the preceding list and including a request that entities interested in acquiring at-risk units inform the Angels Camp Community Development Department, Planning Division.

Related Programs: 2Cb (Housing), 2Cd (Housing)

Responsible

Entity: Community Development Department, Planning Division

Funding Sources: General Fund

Timeframe: Ongoing

2.C.d Provide Educational Materials for Tenants of At-Risk Housing Developments

The City will acquire existing information published by HCD summarizing the timelines and requirements associated with converting subsidized housing to market rates. The City will gather and make available to its citizens information identifying local agencies that provide tenant relocation assistance and rental subsidies. This information will be provided on the web page described in **Program 2.A.i** and/or will be made available at the City's public information counters when units within the City are identified as at-risk.

Related Programs: 2Cb (Housing), 2Cc (Housing)

Responsible

Entity: Community Development Department, Planning Division

Funding Sources: General Fund

Timeframe: Ongoing

2.C.e Update and Maintain the City's Condominium Conversion Ordinance

Update and continue to implement the City of Angels Condominium Conversion Ordinance as established in Chapters 16.28 and 16.30 of the City of Angels Municipal Code. This ordinance establishes standards that must be met prior to removing apartments from the rental market.

Responsible

Entity: Community Development Department, Planning Division
Funding Sources: General Fund, Housing Program Funds*, SB2 Funds
Timeframe: Complete applicable amendments to the Municipal Code by FY 2024/2025

2.C.f Prepare a Funding Program to Assist in the Provision of Affordable Housing, to Fund Infrastructure Improvements, and to Achieve Other City Goals Identified in the General Plan

Prepare a funding program and continue to pursue grants to assist in funding:

- a. A housing coordinator
- b. Infrastructure improvements that may be necessary for the provision of affordable housing or economic development
- c. Water and wastewater infrastructure improvements
- d. Fire and medical protection infrastructure improvements (e.g., upgrading fire hydrants, increasing fire flow)
- e. Park infrastructure and related improvements (e.g., sidewalk construction, facilities for low-impact modes of transportation)
- f. The provision of infrastructure improvements supporting public works facilities (e.g., sidewalks, drainage facilities)
- g. The rehabilitation of historic properties
- h. Update the City's municipal code
- i. Economic development promotion activities (e.g., undertaking commercial area enhancements, improving and/or expanding parking facilities, undertaking gateway beautification projects, undertaking curb, gutter and sidewalk replacement and repair, providing and/or improving restroom facilities, conducting an historic inventory)

The preceding activities are subject to legal restrictions and requirements.

Equivalent Programs: 1Af (Land Use), 7Ab (Public Facilities & Services), 7Bc (Public Facilities & Services), 7Cb (Public Facilities & Services), 7Eb (Public Facilities & Services), 7Fa (Public Facilities & Services), 7Ha (Public Facilities & Services), 8Bp (Cultural Resources), 10Ak (Economic Development), 12Ea (Parks & Recreation)

Responsible

Entity: Community Development Department, Planning Division
Funding Sources: General Fund; Housing Program Funds*, SB2 Funds
Timeframe: Ongoing, Code updates FY 2024/2025

2.C.g Adopt the Mills Act

Adopt and promote the availability of the Mills Act for the reduction of property taxes through historic preservation for the rehabilitation of historical structures for residential use to assist in long-term maintenance, rehabilitation and affordability in compliance with California Government Code, Article 12, Sections 50280-50290

(General Plan Appendix 8H).

Equivalent Program: 8Bn (Cultural Resources)

Related Program: 2Ca (Housing), 8Bd (Cultural Resources), 8Bt (Cultural Resources)

Responsible

Entity: Community Development Department, Planning Division

Funding Sources: General Fund, Housing Program Funds* SB2 Funds

Timeframe: Complete applicable amendments to the Municipal Code by FY 2024/2025

2.C.h Pursue Funding to Support a Housing Rehabilitation and/or Rehabilitation Loan Program

Pursue funding to establish a Housing Rehabilitation Loan/Revolving Loan Program aiding extremely low-to-moderate income CDBG-program (or similar)-eligible households.

Responsible

Entity: Community Development Department, Planning Division

Funding Sources: General Fund; Housing Program Funds*, CDBG, SB2 Funds

Timeframe: Apply for at least one grant prior to June 15, 2027

2.C.i Establish Priorities for Implementing the Housing Rehabilitation Program in the City Aimed at Special Needs Households and Targeting Substandard Housing Units

Establish priorities for implementing the housing rehabilitation program in the City aimed at special needs households and targeting substandard housing units (e.g., single-family heads of households, seniors).

Responsible

Entity: Community Development Department, Planning Division

Funding Sources: General Fund; Housing Program Funds*

Timeframe: Establish priority list prior to end of FY 2025/2026

2.C.j Establish a Self-Help Rehabilitation/Fix-Up Programs

Pursue funding to establish a residential self-help rehabilitation/fix-up and neighborhood improvement program. Consider establishing a program to assist homeowner's in rehabilitating properties including, but not limited to:

- Facilitating window replacement or rehabilitation including the replacement of single-pane windows with double-pane windows
- Paint. Any paint program should be accomplished in coordination with the County's recycled paint program.
- Roofing repair
- Repair/upgrade electrical utility systems

Related Program: 2.C.l (Housing)

Responsible

Entity: Community Development Department, Planning Division

Funding Sources: General Fund; Housing Program Funds*, CDBG

Timeframe: Apply for at least one grant prior to June 15, 2027

2.C.k Update the 2009 Housing Conditions Survey/Pursue Funds for Improving the Existing Housing Stock and Accessibility to Housing

Pursue CDBG Planning and Technical Assistance funds to provide a more-detailed Housing Conditions Survey including an income survey of residents.

In response to the findings of the Housing Conditions Survey update, prepare an application for either a first-time homebuyer's program and/or rehabilitation funding.

In response to income survey information, provide information to extremely low-income households available from local, state and federal housing agencies in support of these households and promoting the availability of single-room occupancy and co-housing opportunities in the City.

Anticipated target grant sources are listed in *General Plan Appendix 2I*.

Related Program: 2.A.h (Housing)

Responsible

Entity: Community Development Department, Planning Division

Funding Sources: General Fund; Housing Program Funds*, CDBG, SB2 Funds

Timeframe: Apply for at least one grant prior to FY 2025/2026

2.C.i Continue to Enforce State Energy Efficiency Standards for Residential Buildings

Continue to Enforce State Energy Efficiency Standards for Residential Buildings in compliance with the provisions of Government Code Title 24, Part 6.

Related Program: 4Ba (Conservation & Open Space), 2.C.j (Housing)

Responsible

Entity: Community Development Department - Building Division

Funding Sources: General Fund

Timeframe: Ongoing

2.C.m Support the Reduction of Contamination Hazards in Older Buildings

Support the reduction of contamination hazards (e.g., lead-based paint, asbestos) during the rehabilitation of older buildings.

Related Programs: 2Ca (Housing), 2Cg (Housing), 6Ah (Public Safety), 8Bc (Cultural Resources), 8Bd (Cultural Resources), 8Bt (Cultural Resources), 8By (Cultural Resources), 10Aj (Economic Development)

Responsible

Entity: Community Development Department - Building Division

Funding Sources: General Fund

Timeframe: Ongoing

2.C.n Continue to Maintain a Code Enforcement Position

Continue to maintain a position of code enforcement officer for the City. The code enforcement officer should work with the City to facilitate identification of substandard and dilapidated housing units that could benefit from rehabilitation consistent with the requirements of the Health and Safety Code Section 17995.3 including:

- a. Termination, extended interruption or serious defects of gas, water or electric utility systems, provided such interruption or termination is not caused by the tenant's failure to pay gas, water or electric bills

- b. Serious defects or lack of adequate space and water heating
- c. Serious rodent, vermin or insect infestation
- d. Severe deterioration, rendering significant portions of the structure unsafe or unsanitary
- e. Inadequate numbers of garbage receptacles or service
- f. Unsanitary conditions affecting a significant portion of the structure as a result of faulty plumbing or sewage disposal
- g. Inoperable hallway lighting
- h. Lack of smoke and/or carbon monoxide detection

Responsible

Entity: Community Development Department, Planning Division

Funding Sources: General Fund; Housing Program Funds*

Timeframe: Ongoing

2.C.o

Climate/Green/Energy Programs

Pursue implementing the following programs:

- Adopt the California Integrated Waste Management Board's Model construction and Demolition Diversion Ordinance or establish a similar program for reuse or recycling of construction and demolition materials
- Pursue funding for low interest loans for residential solar energy systems (e.g., in conjunction with first-time home buyer's program)
- Incorporate energy-saving features in conjunction with rehabilitation grants (e.g., enhancing HVAC, high energy lighting retrofits, insulation upgrades, retrofitting for weatherization improvements, installing solar, window retrofits)
- Provide links to available weatherization programs on the City's website

Responsible Entity:

Community Development Department, Planning and Building Divisions

Funding Sources:

General Fund, Housing Program Funds*, SB2 Funds

Timeframe:

Complete applicable amendments to the Municipal Code by the end of FY 2024/2025, Ongoing

2.C.p

Undertake a City-wide House Numbering Program

In cooperation with police, fire and other emergency response agencies; pursue funding for and implement a City-wide house number program to ensure that all residences (including individual units in multi-family structures) have posted addresses easily visible from the street both at night and during the day.

Responsible

Entity: Building Department (in cooperation with Fire Dpt.,)

Funding Sources: General Fund; Housing Program Funds*

Timeframe: Apply for at least one grant and/or commence program by the end of 2022

2.C.q

Flood and Fire Hazards and Flood Management Analysis

Continue to analyze and implement programs in the Conservation and Open Space Element and Safety Element of the General Plan addressing flood and fire hazards and flood management in compliance with Government Code Section 65302. In conjunction with Housing Element updates, review the Land Use and Safety Elements of the General Plan to identify potential conflicts with those areas subject to flooding as identified by flood plain mapping prepared by the Federal Emergency Management Agency (FEMA) or the State Department of Water Resources and lands classified as very high fire hazard severity zones (pursuant to Public Resources Code Section 51177). Identify alternative sites for target income group housing and special needs housing should existing target sites be identified as subject to threats from flooding or fire.

Related Program: 2.B.a (Housing)

Responsible

Entity: Community Development Department, Planning Division

Funding Sources: General Fund; SB2 Funds

Timeframe: Ongoing

2.C.r

Amend the City of Angels Municipal Code to Incorporate Parcel and/ or Subdivision Map Findings Related to Fire Protection

Amend the City of Angels Municipal Code to incorporate Government Code 66474.02 Parcel and/or Subdivision Map Findings of consistency with regulations adopted by the State Board of Forestry and Fire Protection or consistent with local ordinances certified by the State Board of Forestry and Fire Protection meeting or exceeding state regulations, findings that structural fire protection and suppression services will be available for the subdivision, and provisions for reporting those findings.

Responsible

Entity: Community Development Department, Planning Division and Angels Camp Fire Department

Funding Sources: General Fund; SB2 Funds

Timeframe: Complete by June 30, 2022

Equal Opportunity Housing

Goal 2D Facilitate the provision of decent housing in a suitable environment for all income levels, ethnicities, age levels, sexes and for the disabled and at-risk families consistent with the demographics of the City's population.

Policies

2.D.1 Recognize the unique needs of seniors when establishing and implementing housing programs.

2.D.2 Recognize the unique needs of farmworkers when establishing and implementing housing programs.

- 2.D.3** Recognize the unique needs of the physically challenged and/or developmentally disabled when establishing and implementing housing programs.
- 2.D.4** Recognize the unique needs of special needs populations when establishing and implementing housing programs.
- 2.D.5** Pursue the adoption and implementation of innovative programs emphasizing the provision of housing for all income levels, ethnicities, age levels, sexes and for the disabled and at-risk families consistent with the demographics of the City's population.
- 2.D.6** Promote options available to special needs populations through the City's reasonable accommodation procedures.
- 2.D.7** Continue to enforce the provisions of the Fair Housing Act.

Implementation Programs

2.D.a Continue to Support the Establishment of Senior Housing

Continue to support the provision of congregate care, convalescent, and long-term care facilities and small facilities providing senior housing within the City limits through implementation of the following:

- Add "Tri-Level Living Communities" as a new land use to Chapter 17.09 of the Municipal Code (or equivalent section of the amended Angels Camp Municipal Code) The definition of this land use should encompass communities that provide assisted living, unassisted living and nursing home opportunities within the same community to allow seniors to remain with their spouses and allow seniors to remain local and avoid major changes in living conditions and locations throughout their lives
- Amend the Municipal Code to extend the same incentives to Tri-Level Living Communities as are available to affordable housing developments (e.g., density bonuses, alternative land development standards) as described in **Program 2.A.b**
- Amend the Municipal Code to include Tri-Level Communities/Housing as a conditional use in the R-2, R-3, and RA zoning districts (or equivalent sections of the amended Angels Camp Municipal Code)

Responsible Entity: Community Development Department, Planning Division

Funding Sources: General Fund, Housing Program Funds*, SB2 Funds

Timeframe: Complete applicable amendments to the Municipal Code by the end of FY 2024/2025

2.D.b Facilitate the Provision of Special Needs Housing

Implement the following in support of **Special Needs Housing**:

- a. Require **Special Needs Housing** to provide to the City:
 - If the landowner of record is not the designated emergency contact, the name

of an emergency contact individual (or individuals) that can be reached 24 hours a day, 7 days a week shall be provided to the City. The City shall make contact information available to emergency response agencies (e.g., police and fire).

- If licensing or similar certification is required by the state for the facility, provide evidence of compliance with state regulations.
- Details related to facility capacity to be included in ongoing updates of the City's Housing Element and Housing Needs assessments.

For protective purposes, this provision does not apply to **Domestic Violence Shelters**.

- Provide planning assistance, when requested, in support of **Special Needs Housing** (e.g., identification of suitable sites, application preparation, waiver of application fees, resolutions of support, reduced or waived impact fees and flexible development standards) for the establishment of **Special Needs Housing** within the county. Support cooperative efforts undertaken by The Resource Connection, CalWorks, Calaveras County Housing Coalition, Central Sierra Continuum of Care, Calaveras County Behavioral Health Department, Gold Country/National Alliance for the Mentally Ill, Calaveras-Mariposa Community Action Agency, or similar organizations including qualified non-profits to establish a shelter.
- Provide land use maps prepared pursuant to Program 2.A.b to groups interested in establishing special needs housing.
- Support efforts to consolidate rental information for units in the City into a single "clearinghouse" including evaluating the potential for providing a page on the City website to list available residential rental properties for low-to-moderate income households free of charge.

Responsible

Entity:

Community Development Department, Planning Division

Funding Sources:

General Fund, Housing Program Funds*, SB2 Funds

Timeframe:

Complete applicable amendments to the Municipal Code by the end of FY 2024/2025

2.D.c

Facilitate the Establishment of Housing for Special Needs Populations for Facilities Accommodating Six or Fewer Residents

The City will facilitate the establishment of Special Needs housing for facilities accommodating six or fewer residences in accordance with state law as follows:

Amend the Municipal Code to reference provisions in state law applicable to special needs housing for six or fewer residents (excluding the licensee or members of the licensee's family or persons employed as facility staff) as established for the following (as these uses are defined by the referenced code sections):

- Intermediate Care Facilities, Developmentally Disabled Habilitatives, Intermediate Day care Facility/Developmentally Disabled-Nursing or Congregate Living Health Care facilities [Health and Safety Code Section 1267.8]
- Residential Care Facilities for the elderly and Residential Care Facilities [Health

& Safety Code Sections 15682, 1566, 1568.08]

- Community Care Facilities [Health & Safety Code 1566.3 et seq. and as defined in Health and Safety Code Section 1502, et seq.]
- Alcoholism Recovery or Treatment Facilities, Drug Abuse Recovery or Treatment Facilities [Health & Safety Code 11834.02 – 11834.30]
- Facilities for those with Mental Disorders, Handicapped Persons or Dependent and Neglected Children providing care on a 24-hour-a-day basis [Welfare and Institutions Code Sections 5115-5116]

Clarify that these uses are considered supportive or transitional housing as defined and regulated pursuant to the municipal code.

The goal of this program is to eliminate the necessity for public hearings within the specified zoning districts for proposals for small (six or fewer residents) group homes and to identify locations for large (7 or more residents) group homes.

Responsible

Entity: Community Development Department, Planning Division; GIS Division (mapping)

Funding Sources: General Fund, Housing Program Funds*, SB2 Funds

Timeframe: Complete applicable amendments to the Municipal Code by June 30, 2022

2.D.d

Facilitate Employee Housing/Farmworker Housing

Continue to comply with the Employee Housing Act. For consistency with state law, amend the Municipal Code to recognize **Employee Housing**, including Farmworker Housing, for six or fewer employees as a permitted use in all residential districts. In addition, amend the municipal code to recognize that any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household is an agricultural land use that does not differ in any other way from any other agricultural use. Clarify that no conditional use permit, zoning variance, or other zoning clearance is required of this employee housing that is not required of any other agricultural activity in the same zone. Further clarify that the permitted occupancy in employee housing in an agricultural zone includes agricultural employees who do not work on the property where the employee housing is located. For the purposes of the amendment, an agricultural zone shall include all City zoning districts (existing or planned) that allow agricultural uses.

Remove references to “servant’s quarters” and other conflicting terms currently in the code. Clarify that this use is subject only to the same standards that apply within the respective Residential zones and any applicable combining district for other similar uses [Health & Safety Code 17021.5 and 17021.6].

Responsible Entity: Planning

Funding Sources: General Fund, SB2 Funds

Timeframe: Complement applicable amendments to the Municipal Code by June 30, 2022

2.D.e

Support the Maintenance/Encourage the Location of a Satellite Campus(s)/Learning Center in Association with Columbia College or Other Colleges in or Near the City

Encourage and support the expansion, location, and maintenance of a Columbia College campus or satellite learning center in or near the City limits in cooperation

with the appropriate agencies. Encourage the location of new satellite campus sites from other learning centers (e.g., San Joaquin Delta College, Columbia College) in or near the City.

Coordinate with local educational entities to continue existing and investigate the feasibility of new educational programs targeting living wage jobs in growing local industries including:

- Health Services
- Construction
- Leisure and Hospitality
- Advanced Manufacturing
- Fire, Water, and Forestry Technology

Equivalent Programs: 7Ii (Public Facilities & Services), 10Bb (Economic Development)

Responsible

Entity: Administration

Funding Sources: General Fund

Timeframe: Ongoing

2.D.f

Enforce the Provisions of the Fair Housing Act

Continue to enforce the provisions of the Fair Housing Act to ensure that the disabled have adequate access to housing. The City will ensure that the disabled have adequate access to housing through implementation of the following programs:

- Continue to enforce the provisions of the federal and State Fair Housing Act for households with special needs by ensuring that new multifamily construction meets the accessibility requirements of the FHA through installation of accessibility modifications in handicapped-adaptable units, to the extent that such modified units are in demand for households with special needs
- Rehabilitation projects supported with City funds shall include consideration of construction design that facilitates access into and movements within housing units by the elderly and physically disabled
- Implement **Program 2.B.b (Accessory Dwelling Unit Ordinance)**
- Provide information explaining the Fair Housing Act, the rights of individuals pursuant to the Act, and where assistance and additional information is available at public buildings and on the City's website

Responsible Entity: Community Development Department, Planning Division (ordinance update); Building Division (enforcement)

Funding Sources: General Fund, Housing Program Funds*

Timeframe: Ongoing

2.D.g

Provide Information for Renters

Make available (e.g., on the City website and as handouts at City Hall, the Building and Planning Department public counters and other public buildings) published materials and resource referral information for renters on the following subjects: housing discrimination, landlord-tenant relations, access to legal aid services for

housing complaints, information on housing advocacy programs and similar information. The Planning Director, or his or her designee, shall be the primary contact for referring tenants and potential tenants to the appropriate agencies. City staff shall be instructed to refer tenant inquiries to the Planning Director or his or her designee.

Responsible Entity: Community Development Department, Planning Division

Funding Sources: General Fund

Timeframe: Secure handouts and place at CDD, City Hall and other public buildings and post links on the City website by December 31, 2025

2.D.h Pursue Funding to Establish an Ongoing City Homebuyer's Assistance Program

Pursue funding to establish an ongoing Homebuyers Assistance Program within the City. At least one grant application should be submitted prior to 2017 from one of the programs, or related programs listed in *General Plan Appendix 2A*.

Responsible Entity: Community Development Department, Planning Division

Funding Sources: General Fund, Housing Program Funds*, CDBG

Timeframe: Apply for at least one grant prior to December 31, 2026

2.D.i Facilitate Cooperative City/County Efforts to Achieve Housing Goals

Prior to 2027, attend at least one joint City/county housing forum addressing City/county housing needs to facilitate information exchange and planning for future housing needs between City and county staff and officials.

Related Programs: 1Ia (Land Use), 2Aa (Housing), 3Bk (Circulation), 5Ak (Noise), 6Bh (Public Safety), 7Cj (Public Facilities & Services), 7Hd (Public Facilities & Services), 7Id (Public Facilities & Services), 7Ig (Public Facilities & Services), 10Ab (Economic Development), 12Al (Parks & Recreation)

Responsible Entity: Community Development Department, Planning Division

Funding Sources: General Fund, Housing Program Funds*

Timeframe: Attend at least one meeting during the housing cycle

2.D.j Incorporate Facilities for Special Needs Populations in the Design of Public-Use Centers

Consider the needs of special needs populations when designing public-use facilities, such as community centers. For example, as feasible, include facilities for a senior center or meeting room, youth center, community dining room, computer centers, or similar facilities.

Equivalent Program: 7Ac (Public Facilities & Services)

Responsible Entity: Administration—Specify entity that oversees Capital Improvements

Funding Sources: General Fund, Capital Improvement Funds

Timeframe: As needed

2.D.k Promote Healthy Arts Programs

Healthy Arts programs address the health issues and problems which affect young people, with a special focus upon those who are excluded, disaffected, or at risk of becoming so. The programs normally use music, dance, photography, circus skills, drama, creative writing, new multimedia technologies and video in order to develop discussion and promote an informed approach to a wide range of health issues.

Healthy Arts programs also include after-school art-based activities for teens and young adults as an alternative to drugs or other anti-social activities.

Promote *healthy arts* programs in the City through implementation of the following:

- a. Amend the municipal code to allow community center/residential meeting room facilities included in subdivision design to count towards fulfilling recreation requirements for residential developments, where those facilities are accessible to children and families and promote *healthy arts* programs
- b. Investigate the feasibility of allowing reduced recreational requirements for residential development that provide such facilities and where guarantees can be provided that these facilities will be used for *healthy arts* programs
- c. Include facilities that can be made available to the community for *healthy arts* programs in project design for the City's Civic Center

Equivalent Program: 12Ci (Parks & Recreation)

Related Programs: 7Ga (Public Facilities & Services), 8Ce (Cultural Resources)

Responsible Entity: Community Development Department, Planning Division (ordinance update); Administration—Specify entity that oversees Capital Improvements (for Civic Center design)

Funding Sources: General Fund, Capital Improvement Funds, Housing Program Funds*

Timeframe: As opportunity arises

2.D.l

Cooperate with Service Providers to Reduce Rates

Continue to work cooperatively with service providers (e.g., CalWaste, PG&E) to establish and provide rate reductions for low-income households (e.g., PG&E CARE program, PG&E Family Electric Rate Assistance program). When available, include information in City water invoices publicizing the availability of Community Action Agency weatherization and water conservation programs that assist in reducing electrical and water use and their associated costs.

Responsible Entity: City Administration

Funding Sources: General Fund

Timeframe: Ongoing

2.D.m

Housing Choice Vouchers Program

Provide links on the City's website to the local agencies that provide Housing Choice (Section 8) Vouchers to assist families and individuals in securing affordable housing.

Responsible Entity: City Administration

Funding Sources: General Fund; SB2 Funds

Timeframe: Ongoing

2.D.n

Pursue Funding

Pursue state and federal funding sources to assist in the development of housing for extremely low, very low, low- and moderate-income housing.

Responsible Entity: City Administration

Funding Sources: Housing Program Funds* ; SB2 Funds

Timeframe: At least three grant applications shall be submitted throughout the Planning Period

2.D.o

Supportive Housing

Amend the municipal code to incorporate the supportive housing by right provisions of AB 2162 (Government Code Section 65583.2(i))

Responsible Entity: City Community Development Dpt.

Funding Sources: SB2 Funds

Timeframe: Complete by June 30, 2022

2.D.p Low Barrier Navigation Center

Amend the Municipal Code to define Low Barrier Navigation Center in compliance with state law and establish it as a use, by right, in areas zoned for mixed uses and non-residential zones permitting multi-family uses subject to those requirements allowed under state law. Include processing requirements for application review and processing.

Responsible Entity: City Community Development Dpt.

Funding Sources: SB2 Funds

Timeframe: Complete by June 30, 2022

2.D.q Amend the Municipal Code – Transitional and Supportive Housing

Amend the Municipal Code to clarify that Transitional and supportive housing are considered residential uses in all zones allowing residential subject only to those restrictions that apply to other residential uses of the same type in this same zone (e.g., R-1, R-2, R-3, CC, SC, I1, and I2).

Responsible Entity: City Community Development Dpt.

Funding Sources: SB2 Funds

Timeframe: Complete by June 30, 2022

Monitoring and Reporting

2.E.1 Annual Housing Element Report

The City will review and report annually on the progress of implementing this Housing Element to the Department of Housing and Community Development with a copy to the Office of Planning and Research in compliance with state law.

Responsible Entity: Community Development Department, Planning Division

Funding Sources: General Fund

Timeframe: Annually by April 1st

Other Elements (Land Use)

**1.A.g Establish a Growth Management /Infrastructure Allocation Program
[GENERAL PLAN MITIGATION MEASURE – MM-LAND-03, MM UTILITY-04, MM-CIRCULATION-01, MM-UTILITY-04]**

Establish a growth management program, including adoption of a growth management ordinance, to:

- a. Encourage a cohesive pattern of urbanization that balances competing interests, including the need for additional housing and related development, and the community desire to maintain community character, ensure adequate public facilities, and provide public open spaces for recreation, economic development and maintenance of scenic resources

- b. Ensure all new development provides the necessary infrastructure and public facilities required to support the development
- c. Provide the framework to phase and pace growth to minimize its fiscal and environmental impacts, and ensure concurrency between growth, infrastructure and services
- d. Provide for the accommodation of the City's fair-share housing allocations to meet the needs of all segments of the community
- e. Establish a growth management program that is consistent with the general plan
- f. Assure that the rate of population growth will not exceed the average annual growth rates established in the general plan, so that new development occurs concurrently with necessary infrastructure and public service improvements. Growth management programs shall not restrict the provision of total housing units to a level less than required in the current Regional Housing Needs Assessment.
- g. Ensure that adequate wastewater facilities and services are available to meet the needs of existing and new development
- h. Provide sufficient quantities of water for residents and businesses
- i. Establish limits for new water and wastewater connections consistent with the anticipated timing of capital improvements necessary to provide sufficient capacity as identified in the adopted Water and Wastewater Management Plans, as that plan may be amended.
- j. Revise water and wastewater master plans based on a range of population growth (e.g. 1.8%-2.52%).
- k. Identify Benefit Basins for new local roadways included in the General Plan and commence formation of the Benefit Basins in anticipation of new development within the Basins

In conjunction with this program, prepare a growth allocation study, jobs/housing balance study to determine a healthy balance between job growth, labor force, affordable housing, wages and the appropriate allocation of water and sewer connections necessary to achieve this balance. In addition, include an economic implementation program to assure that all aspects of the program are accomplished.

The program should be completed in coordination with the collaborative UPLAN (Partnership in Integrated Planning) modeling efforts being undertaken by the Calaveras Council of Governments to assist in anticipating future growth and development and the demand on City and county infrastructure and resources.

Within 30 months of adopting the *General Plan*, draft a growth management plan addressing projected population growth (ranging from a low of 1.8% to at least

2.52%) and available infrastructure (water and wastewater services, at a minimum)

Equivalent Program: 7Ae (Public Facilities & Services), 7Bl (Public Facilities & Services) 10Ae (Economic Development)

Related Programs: 2Bf (Housing), 2Bh (Housing), 4Gh (Conservation & Open Space), 6Ef (Safety), 7Ba (Public Facilities), 7Bh (Public Facilities), 7Bk (Public Facilities), 7Bj (Public Facilities)

Funding Sources: SB2 Funds

* See Appendix 2I for a list of potential Housing Program Funds

4.1 Glossary (Definitions to be added to the Municipal Code):

Adult Alcoholism or Drug Abuse Recovery or Treatment Facility

Means any premises, place, or building that provides 24-hour residential nonmedical services to **six or fewer** adults who are recovering from problems related to alcohol, drug, or alcohol and drug misuse or abuse, and who need alcohol, drug, or alcohol and drug recovery treatment or detoxification services (Health and Safety code 11834.01). Similar facilities providing services for more than six adults shall be considered either Transitional Housing or Supportive Housing as defined herein.

Community Care Facility

A **Community Care Facility** is any facility licensed by the state of California located in a place or building that is maintained and operated to provide, **for six or fewer individuals:** nonmedical residential care, day treatment, adult day care, or foster family agency services for children, adults, or children and adults, including, but not limited to, the physically handicapped, mentally impaired, incompetent persons, and abused or neglected children. Community Care Facility also includes any of the following as defined in Section 1502 of the Health & Safety Code serving **six or fewer individuals:** Residential Facility, Adult Day Program, Therapeutic Day Services Facility, Foster Family Home, Small Family Home, Social Rehabilitation Facility, Community Treatment Facility, Transitional Shelter Care Facility, and Transitional Housing Placement Facility. (Health & Safety Code, Section 1502). Similar facilities providing services for more than six individuals shall be considered either Transitional Housing or Supportive Housing as defined herein.

Developmental Disability

"Developmental disability" means a disability that originates before an individual attains 18 years of age; continues, or can be expected to continue, indefinitely; and constitutes a substantial disability for that individual. As defined by the Director of Developmental Services, in consultation with the Superintendent of Public Instruction, this term shall include intellectual disability, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to intellectual disability or to require treatment similar to that required for individuals with an intellectual disability but shall not include other handicapping conditions that are solely physical in nature.

Domestic Violence Shelter

A **Domestic Violence Shelter** is a shelter for domestic violence victims providing emergency housing in a confidential and safe location on a 24-hour basis for battered women and their children. This use is considered the same as transitional or supportive housing pursuant to the Angels Camp Municipal Code. [(Welfare and Institutions Code 18291(c), Health and Safety Code Section 124250)]

Extremely Low-Income Household

Extremely low-income households (ELIs) are households with an income less than 30 percent of area median income.

Group Home

See Residential Care Facility. This use is considered supportive housing for the purposes of the Angels Camp Municipal Code.

Homeless Shelter

Homeless Shelter includes, but is not limited to, **Emergency Shelters**, and **Transitional Housing**, but excludes **Domestic Violence Shelters**. [Health and Safety Code Section 11380.7(d)(3)]. This use is considered an Emergency Shelter for the purposes of the Angels Camp Municipal Code.

Large Family Day Care

A Large Family Day Care home may provide care for more than 8 children and up to and including 14 children (Health & Safety Code 1597.465)

Residential Care Facility

Residential Care Facility means a facility for persons with chronic, life-threatening illness who are 18 years of age or older or are emancipated minors, and for family units. This use is considered supportive housing for the purposes of the Angels Camp Municipal Code. (Health and Safety Code Section 1568.01)

Small Family Day Care

A Small Family Day care home may provide care for more than six and up to eight children (Health & Safety Code 1597.44)

Special Housing Needs

Special Housing Needs are those elements addressed in the Municipal Code necessary to eliminate or significantly reduce potential obstacles unique to certain populations that could impede the ability of those populations to acquire appropriate housing. Special Housing Needs provisions will normally be incorporated into the Municipal Code to address households with populations including a resident or residents 65 years of age or older, households headed by a single parent, households with a mentally or physically disabled resident or residents, farm worker/employee households, and similar households.

5 Analysis of Existing Conditions

5.1 Growth Trends

Between 2014-2018, the City's growth rate increased at an average annual rate of +.8%

Table 4: Historical Population Growth 1912-2018; Angels Camp (Incorporated 1912)*

Year	Population	Change from Preceding		
		# Persons	10 Yr. % Change	Gross Annual Growth Rate
1912*	4,000	--	--	--
1920	941	-3,059	--	--
1930	915	-26	-2.8%	0.28%
1940	1,163	+248	+27.1%	2.71%
1950	1,147	-16	-1.4%	0.14%

Year	Population	Change from Preceding		
		# Persons	10 Yr. % Change	Gross Annual Growth Rate
1960	1,121	-26	-2.3%	0.23%
1970	1,710	+589	52.5%	5.25%
1980	2,302	+592	34.6%	3.46%
1990	2,409	+107	4.6%	0.46%
2000	3,004	+595	24.7%	2.47%
2010/d/	3,836	+832	27.7%	2.77%
2011/d/	3,792	-44	--	--
2012/d/	3,784	-8	--	--
2013/d/	3,753	-31	--	--
2014/ b /				
	3,960	+207		
2015/c/	4,086	+126	--	--
2016/c/	4,178	+92	--	--
2017/c/	4,108	+70	--	--
2018/c/	4,121	+13	--	--

/a/ Source: Historical Census Populations of Places, Towns and Cities in California, 1850-2000; California Department of Finance

/b/ State of California, Department of Finance, E-1 population Estimates for Cities, Counties and the State with Annual Percent Change — January 1, 2013 and January 1, 2014. Sacramento, California, April 30, 2014

/c/ State of California, Department of Finance E-4 Population Estimates for Cities, Counties and the State, 2011-2018, with 2010 Census Benchmark. Sacramento, CA, May 2013.

/d/ California Department of Finance E-4 Population Estimates 2011-2013 with 2010 Benchmark

Growth Summary 1912-2018:

80-year gross annual average (1920-2000):	1.71%
50-year gross annual average (1950-2000):	2.25%
20-year gross annual average (1980-2000):	3.20%
10-year gross annual average (1990-2000):	1.47%
10-year gross annual average (2000-2010):	2.77%
4-year gross annual average (2010-2014):	-0.7%
2000-2013 annual average	-0.6%
2014-2018 annual average	+0.8%

Historically, City growth rates have reached a high of 5.25%. The most recent (2007) Regional Transportation Plan uses a 2.52% growth rate. The 2013 City of Angels Water Master Plan and 2012 Wastewater Master Plan is based on a 2.16% growth rate. Historically, the City annual average growth rate over a 20-year period has been 3.2%. However, reflecting the effects of the recession beginning in 2008; the Angels Camp City Council directed that the projected growth rate for the Angels Camp General Plan be 1.8% -2.52% to better reflect depressed economic conditions. The general plan growth rate was generally consistent with the 2.77% growth rate that actually occurred between 2000 and 2010, however, an overall decline of 0.6% between 2000 and 2013 indicates a further slowing of the growth rate may be occurring. The general plan growth rate will continue to be monitored should significant deviations occur². The City's housing needs projections and this

² Population figures for planning services involving police, fire, roads, park and recreation facilities and similar services used by both resident and non-resident population should rely on population figures above those of the resident population projections.

Housing Element are based on the 2019-2027 RHNA per California Department of Finance Projections.

Commencing in 2019, the City converts to an 8-year planning cycle in coordination with the Regional Transportation Plan. This coordinated preparation period is expected to improve the consistency between the City and Regional Transportation Agency's growth projections.

In conjunction with the general plan, the City established a Growth Management /Infrastructure Allocation Program (**Program 1.A.g – LAND USE**) to ensure that population growth and the provision of adequate infrastructure are coordinated given the uncertainty of actual growth versus projected growth. Preparation of that plan may result in further refinements to growth projections provided herein.

Table 5: Projected Population Growth (Angels Camp: 2005 – 2020)

Year	Projected Population Low Range – 1.8%	Projected Population High Range -2.52%/c/	Projected Population Average (2.16%)
2005/a/	3,537	3,537	3,537
2009/b/	3,575	3,575	3,575
2010/d/	3,639	3,665	3,652
2011	3,704	3,757	3,730
2012	3,770	3,851	3,810
2013	3,837	3,948	3,892
2014/e/	3,906	4,047	3,976
2015	3,976	4,148	4,061
2016	4,047	4,252	4,148
2017	4,119	4,359	4,237
2018	4,193	4,468	4,328
2019	4,268	4,580	4,421
2020	4,344	4,695	4,516

/a/ Projected from 3,537 base population in 2005, California Department of Finance Population Estimates for Cities

/b/ Department of Finance, E-1 population Estimates for Cities, Counties and the State with Annual Percent Change — January 1, 2008 and 2009. Sacramento, California, May 2009. *DOF indicates a 0% growth rate.*

/c/ 2007 Regional Transportation Plan projected growth rate

/d/ Census 2010 DP-1, Profile of General Population and Housing Characteristics reported a population of 3,836

/e/ DOF population estimates for 2014: 3,726

5.2 Population Characteristics

5.2.1 Age and Gender of Population

Table 6: Population by Age Group Angels Camp (2010 Census)

Median age (2010): 45.9

Median age (ACS 2013-2017): 55.0

Age of Population	Population Totals	% of Population
Under 5	208	5.4
5-9	204	5.3

Age of Population	Population Totals	% of Population
10-14	227	5.9
15-19	244	6.4
<i>Subtotal 0-19</i>	<i>883</i>	<i>23.0</i>
20-24	184	4.8
25-34	399	10.4
35-44	411	10.7
<i>Subtotal 20-44</i>	<i>994</i>	<i>25.9</i>
45-54	511	13.3
55-59	278	7.2
60-64	297	7.7
<i>Subtotal 45-64</i>	<i>1,086</i>	<i>28.3</i>
65-74	504	13.1
75-84	237	6.2
85 and Over	132	3.4
<i>Subtotal 85+</i>	<i>873</i>	<i>22.8</i>
Totals	3,836	100

Source: U.S. Census Bureau; Census 2010 Summary file; City of Angels, DP-1 Profile of General Demographic Characteristics

Table 7: Population by Gender (2010 Census)

Gender	Total	% of Total
Male	1,852	48.3
Female	1,984	51.7
Total	3,836	100.0

U.S. Census Bureau; Census 2010 Summary file; –
City of Angels, DP-1 Profile of General Demographic Characteristics

5.2.2 Ethnicity of Population

Table 8: Population by Ethnicity (Angels Camp 2010 Census and 2013-2017 ACS)

Race/a/	Total of 2010 Population/a/	% of 2010 Population	2013-2017 ACS/b/	% of Population
White /c/	3,329/c/	86.8	3,382/c/	89.9
Black or African American	12	0.3	0	0.0
American Indian and Alaska Native	48	1.3	14	0.4
Asian	49	1.3	17	0.5
Native Hawaiian or Other Pacific Islander	5	0.1	0	0.0
Some other Race alone	270	7.0	0	0.0
Two or more Races	123	3.2	72	2.1
Hispanic or Latino (of any race)/d/	498/d/	13.0/d/	275	7.3
Total/e/	3,836/d/	100/d/	3,760	100.2/e/

/a/ Source: U.S. Census Bureau; Census 2010; City of Angels, QT-PL. Race, Hispanic or Latino and Age 2010; Census

/b/ 2013-2017 American Community Survey 5-year Estimate

/c/ This category includes all white persons in the 2010 Census (including some Hispanic or Latino), but is divided in the 2013-2017 ACS into White alone, Not Hispanic or Latino

/d/ This category was included in the 2010 Census in other categories (some other race, two or more races. and white), therefore, the total for Hispanic and Latino is not “re-counted” in the population total to avoid over-counting

/e/ May not equal 100% due to rounding

5.3 Jobs/Housing Balance

5.3.1 Existing Conditions & Industry Overview

Angels Camp is Calaveras County's retail, service and commercial center. Because of this large concentration of retailers within the City limits, many of the county's minimum wage employees work and some live in Angels Camp. Economic projections indicate that this population of minimum wage employees is likely to increase over the life of this Housing Element as demand for retail services continues to grow. There is a need for affordable housing for minimum-to-low wage earners near the City's work centers. In addition, as identified in the City's business attraction and expansion studies, the City is well-suited to attract jobs which could provide wages above minimum wage.

5.3.2 Labor Force, Occupations, and Unemployment

Occupations of those working in the City are summarized as follows:

Table 9: Employment by Industry, Angels Camp/a/

Industry	Estimate	Percentage
Civilian employed population 16 years and over	1,596	100%
Agriculture, forestry, fishing, hunting, mining/b/	0	0.0%
Construction	91	5.7%
Manufacturing	154	9.6%
Wholesale trade	19	1.2%
Retail trade	172	10.8%
Transportation, warehousing, utilities	56	3.5%
Information	15	0.9%
Finance and insurance, real estate and rental and leasing	71	4.4%
Professional, scientific, management, administration and administrative and waste management services	213	13.3%
Educational services, health care, social assistance	436	27.3%
Arts, entertainment, recreation and accommodation	119	7.5%
Other services except public administration	77	4.8%
Public administration	173	10.8%

/a/ ACS DP-032012-2016.

As of March 2019; the Calaveras County unemployment rate was 4.8 % compared with a state unemployment rate of 4.6%.

Table 10: Unemployment Rate – Calaveras County and California 2000-2018/a/

UNEMPLOYMENT RATE 2000-2018		
Year	Calaveras County	California
2000	5.6	4.9
2001	5.5	5.4
2002	6.5	6.7
2003	7.4	6.8
2004	6.8	6.2
2005	6.3	5.4
2006	5.9	4.9
2007	6.4	5.4
2008	8.7	7.2
2009	13.9	11.3
2010	15.2	12.4
2011	14.6	11.8
2012	12.9	10.4
2013	10.4	8.9
2014	8.0	7.5
2015	6.4	6.2
2016	5.7	5.5
2017	4.7	4.8
2018	4.0	4.2
2019/b/	4.8	4.6

Source: Employment Development Department Labor Market Information Division Report 400C.

/a/ Figures are annual average unemployment rates.

/b/ As of 3/1/19

5.3.3 Projected Conditions

The California Employment Development Department provides industry employment and occupational projections for the Mother Lode Workforce Investment Region which includes Amador, Calaveras, Mariposa, and Tuolumne counties (without detailed information for cities or regions within those counties). The following are the industry sectors projected to gain the most jobs and grow fastest in the region from 2014-2024, based on EDD's March report:

Figure 1: Employment Projections by Industry

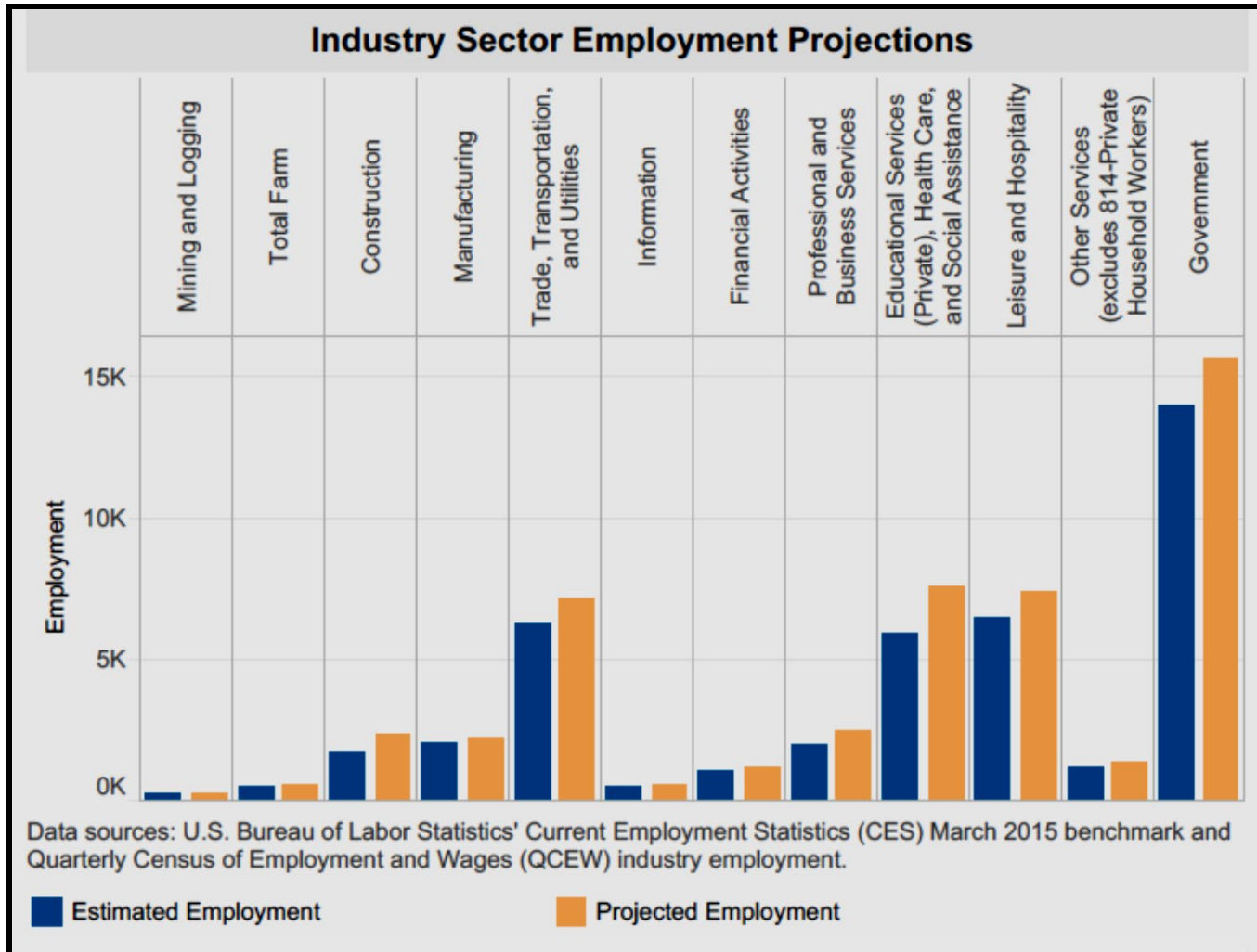


Figure 2: Occupations Projected to Have Most Job Openings in the Region

Occupations with the Most Job Openings				
Standard Occupational Classification	Occupational Title	Total Job Openings	Median Hourly Wage	Median Annual Wage
41-2011	Cashiers	900	\$10.69	\$22,249
35-3021	Combined Food Preparation and Serving Workers, Including Fast Food	510	\$9.85	\$20,497
35-3031	Waiters and Waitresses	500	\$11.31	\$23,515
41-2031	Retail Salespersons	440	\$12.02	\$24,999
39-9021	Personal Care Aides	440	\$10.39	\$21,608
29-1141	Registered Nurses	440	\$49.50	\$102,961
33-3012	Correctional Officers and Jailers	390	\$38.63	\$80,355
37-2012	Maids and Housekeeping Cleaners	350	\$9.77	\$20,313
43-9061	Office Clerks, General	340	\$14.69	\$30,547
11-1021	General and Operations Managers	330	\$36.69	\$76,301

Total job openings are the sum of new jobs and replacement needs
Wages are from the 2016 first quarter and do not include self-employed or unpaid family workers. An estimate could not be provided for wages listed as \$0.
Excludes "All Other" categories. These are residual codes that do not represent a detailed occupation.

Figure 3: Fastest Growing Occupations in the Region

Fastest Growing Occupations						
Standard Occupational Classification	Occupational Title	Base Year Employment Estimate	Projected Year Employment Estimate	Percent Change	Median Hourly Wage	Median Annual Wage
47-2152	Plumbers, Pipefitters, and Steamfitters	170	250	47.1%	\$25.43	\$52,883
13-1161	Market Research Analysts and Marketing Specialists	110	160	45.5%	\$22.48	\$46,777
47-2111	Electricians	150	210	40.0%	\$26.94	\$56,044
29-2071	Medical Records and Health Information Technicians	80	110	37.5%	\$21.17	\$44,029
47-2141	Painters, Construction and Maintenance	90	120	33.3%	\$23.09	\$48,035
47-2051	Cement Masons and Concrete Finishers	90	120	33.3%	\$23.76	\$49,427
41-3021	Insurance Sales Agents	90	120	33.3%	\$18.29	\$38,029
47-2061	Construction Laborers	280	370	32.1%	\$18.69	\$38,887
31-9092	Medical Assistants	250	330	32.0%	\$16.12	\$33,539
43-6013	Medical Secretaries	290	380	31.0%	\$17.91	\$37,250

Wages are from the 2016 first quarter and do not include self-employed or unpaid family workers. An estimate could not be provided for wages listed as \$0.
Excludes "All Other" categories. These are residual codes that do not represent a detailed occupation.
Occupations with employment below 80 in 2014 are excluded.

The Mother Lode Workforce Board serves Amador, Calaveras, Mariposa and Tuolumne counties under the auspices of Mother Lode Job Training. It provides the local workforce development system in compliance with the Federal Workforce Innovation and Opportunity Act of 2014. The counties are part of the Middle Sierra Regional Planning Unit (Middle Sierra RPU)--the local workforce development area for the Mother Lode Consortium. The planning efforts of that organization produced the *Mother Lode Labor Force Analysis*, (Applied Development Economics, November 2013). The analysis identified five target industry sectors and occupational clusters within the region that are currently high-wage, high-demand and that are vital to both the local and regional economy:

- Health Services
- Construction
- Leisure and Hospitality
- Advanced Manufacturing
- Fire, Water, and Forestry Technology

5.3.4 Analysis and Response:

The City undertook numerous studies in the late 1990s and early 2000s to identify industries suited to the City that also would provide living wage jobs. The outcome – a Business Attraction and Expansion (BAE) zoning district intended to promote the development of specific industries identified in the City’s economic studies including:

- Agri-tourism and such marketing campaigns as “Calaveras Grown,” and “Farm to Table.” These efforts have, in part, resulted in economic booms to communities such as Murphys where locally grown and produced wines are sold in numerous wineries that provide an economic base for that community with associated restaurants and retail establishments selling or serving locally grown and/or prepared foods including specialty olive oils and related products. These industries, in turn, have associated with local artists and even those that raise, gather, and even spin their own wool to create clothing or other locally grown works of art derived from the county’s agricultural industry. Other related industries identified include “Food and Kindred Products” (e.g., canned specialties, pickled fruits & vegetable, sauces, salad dressings, wines, brandy & brandy spirits, food preparations, meat products, beverages, miscellaneous fabricated textile products)

In the 2000s, the City conducted branding studies to assist with economic development resulting in marketing the City as “Basecamp of the Sierras” – the location to eat, sleep, shop and stop while taking part in the County’s extensive recreational opportunities.

The economic returns on these approaches have not yet been realized. The City continues to attract small, tourism-oriented businesses in the Historical Commercial district, and retail sales in the central and shopping-center commercial districts—all providing relatively low wages and related to the Leisure and Hospitality sector projected to continue growing in the region.

The relatively large senior population of the City and the County continues to demand services—generally low-paying (e.g., retail sales, fast-food). As the preceding job projections bear out, Health Services are one of the fastest growing industry in the City and provides a primary source of moderate wage jobs.

Construction; Advanced Manufacturing; and Fire, Water, and Forestry Technology provide the remaining potential growth categories of job growth that could provide living wage jobs.

Finally, the lack of adequate daycare for children can restrict the ability of households to obtain employment. The AMC was revised through the adoption of Ordinances 473 and 484 in 2015 and 2018 and codified in AMC Chapter 17.34 (**Appendix 2C**) to allow day-care for up to 14 children as a permitted use in R-1, R-2 and R-3 zoning districts thereby implementing 2014-2019 Housing Element Program 2.D.e (deleted due to completion). Similarly, to facilitate live/work opportunities, the City of Angels general plan identifies multi-family housing opportunities within ¼ to ½ mile of the City's Historical Commercial, Central Commercial and Shopping Center Commercial districts (i.e., employment centers).

The following programs are included in the Housing Element to further the City's economic and housing goals by attracting moderate-wage jobs in the identified target industries while still providing housing for low-to-moderate wage earners in the City commensurate with the existing economy:

Program 2.A.e Facilitate and Promote Moderate-Wage Job-Training Efforts Compatible with the City's Employment Projections

This program promotes the maintenance of maps identifying land available for commercial and light industrial development/advanced manufacturing (Business Attraction and Expansion), working with local job training agencies and consolidating information on the City's website to assist residents in connecting with these resources. The program calls for continued maintenance of the BAE land use, zoning district, and City's database of business attraction and expansion parcels available online.

Program 2.A.a Investigate the Feasibility of Establishing an Economic Development-Housing coordinator/Facilitator/Special Events Coordination

This program encourages the establishment of an economic development coordinator/housing coordinator to oversee implementation of the City's economic development programs assisting in job creation while at the same time assisting with the City's jobs/housing balance. The City currently works cooperatively with Destination Angels Camp. The non-profit provides economic development assistance to the City and further implements this strategy.

Program 2.D.e Support the Maintenance/Encourage the Location of a Satellite Campus(s)/Learning Center in Association with Columbia College or other Colleges in or Near the City

Columbia College provides special programs related to Fire Science and Forestry Technology. The location of a satellite learning center would assist residents in gaining necessary training to enter these targeted growth industries. This program has been amended to include provisions for approaching local colleges to include various levels of building construction training and basic science required for jobs in the water technology field.

The following program was included in a previous element and implemented in conjunction with adopting General Plan 2020 in 2009.

Provide Affordable Housing in Close Proximity to Work Centers

Locate work force housing within walking distance of the city's commercial centers where businesses employing minimum wage workers are concentrated. The City of Angels general plan identifies multi-family housing opportunities within ¼ to ½ mile of the City's Historical Commercial, Central Commercial and Shopping Center Commercial districts.

5.4 Household and Housing Characteristics

5.4.1 Housing Units. Types, Household Size, Tenure, Large, Elderly, Children

Table 11: City Population and Housing (Type) Estimates 2010 and 2018

Date	Total Units	Single detached	Single attached	2-4 units	5+ unit	Mobile homes	Occupied	Vacancy rate	Persons/ Household
4/1/2010	1,943	1,394	71	129	120	229	1,645	15.34%	2.30
1/1/2018	1,972	1,422	71	129	120	230	1,728	12.37%	2.36
Difference	29	28	0	0	0	1	--	2.97%	0.06

Source: DOF E5 2010-2018 by Geography

As illustrated, DOF reports 29± new units were constructed in the City during the planning period—28 single family detached homes and one mobilehome. City Building Department reports identify 67± single detached units were added. Most of these were constructed in the Greenhorn Creek and Gallery at Greenhorn Creek (aka DeNova) subdivisions. In comparison, per DOF, the County added 98± mobile homes, but added only 15± single family detached homes—perhaps related to the after-effects of the Butte Fire which triggered the need for rapid replacement housing.

The City's average household size (2.36) is slightly below the County's (2.45) .

The City has a large percentage of retired persons living in Greenhorn Creek and the Gallery at Greenhorn Creek subdivisions and a small retirement and assisted living facility. Retired and senior households generally have families without children. Therefore, the number of persons per household is lower in the City than in the County and below the state average of 2.9. This indicates a need for smaller housing units, in general.

Table 12: Housing by Tenure City of Angels 2012-2016

Tenure	Estimate	Margin of Error
Owner occupied	1,083 (61.2%)	± 161
Renter occupied	686 (38.8%)	± 139
Total	1,769 (100.0%)	--

Source: ACS B25014 (2012-2016)

County tenure is estimated at 77% owner-occupied and 23% renter occupied. In contrast, the City has nearly 16% fewer owner-occupied and 16% more rental occupied units indicating one or more of the following:

- More rental housing is available to City residences than County residents (as a proportion of their respective populations); or
- Housing costs in the City are higher than in the County, therefore, more residents opt to rent rather than own; or
- The City provides one of the County's main service centers with more minimum wage jobs available than elsewhere in the County. More City residents living and working in the City have income levels more suited to renting than to home ownership.

Table 13: Household Size by Tenure Including Large Households 2012-2016

Tenure Household Size	#	%	% of Owners or Renters	% of Total Owners & Renter
Owner (1083)				
Householder living alone	313	45.7	28.9	18.0%
Households 2-4 persons	729	74.9	67.3	41.9%
Large households 5+ persons	41	50.0	3.8	2.35%
Rental (657)				
Householder living alone	372	54.3	56.6	21.4%
Households 2-4 persons	244	25.1	37.1	14.0%
Large households 5+ persons	41	50.0	6.2	2.35%
Total (1,740)				
Householder living alone	685	100.0		39.4%
Households 2-4 persons	973	100.0		55.9%
Large households 5+ persons	82	100.0		4.7%

Source: ACS B25009 (2012-2016)

Based on the preceding, the 56% of all householders have 2-4 persons--consistent with the City's average household size of 2.36. Nearly 40% of householders live alone and less than 5% have households of 5 or more. This indicates the need for City housing units that provided one and two-bedroom homes with a relatively limited supply of larger homes.

Table 14: Elderly and Children 2000 and 2010 Household Characteristics

Household Type	2010	
	# Households	% Total
Households with individuals 18 or under	422	25.7
Households with individuals over 65	629	38.2

U.S. Census Bureau; Census 2000 Summary file; 2010 Census, DP-1 Profile of General Population and Housing Characteristics: 2010 Angels City

The 2010 Census identified increasing numbers of households with individuals over the age of 65 growing 6.6% over the prior ten years while the number of households with school-age children declined nearly 5% consistent with a continuing trend in Calaveras County towards older households and increasing need for senior services with a corresponding decrease in the demand for classroom space and child-related services.

Per the 2010 Census, a nearly one-third of total households in Angels Camp (29.7%), consisted of individuals living alone. That trend appears to be continuing suggesting a need for small (one-bedroom) housing units suited to single-member households. In 2010 51.5% of households with individuals living alone were over the age of 65. This trend also appears to be continuing indicating a potential growth in the demand for housing for seniors living alone (i.e., relatively small, one-bedroom, single-level).

5.4.2 Overcrowding

Overcrowding is defined as more than one person per room, excluding bathrooms.

Table 15: Overcrowded Households (2012-2016)

Housing Type	Overcrowded (1.01 or more/room)	Severely Overcrowded 1.5 or more/room)	Total
Owner Occupied	0	0	0
Renter Occupied	12	0	12
Total	12	0	12

5.4.2.1 Analysis and Policy Response to Overcrowding

12 households in the City are considered overcrowded (more than one person per room). All overcrowded households are renters. No units are severely overcrowded. This indicates the need for a limited number of housing units with more than 2 bedrooms. Given the limited extent of overcrowding in the City, issues related to overcrowding are addressed primarily through programs targeting increased availability of rental properties addressed in the following section related to occupancy and vacancy rates.

5.4.3 Occupancy and Vacancy Rates

Table 16: Housing Stock Occupancy/Vacancy Rate City of Angels 2012-2016

Total Housing Units	Occupied	Vacant
1,980	1,769 (89.3%)	211 (10.7%)

Source: ACS B25002 and B25004 (2012-2016)

Table 17: Housing Stock by Type of Vacancy City of Angels 2012-2016

Type of Vacancy	Number of Vacancies	Percent of Vacancies
For Rent	81	38.4
Rented, not occupied	0	0.0
For sale only	19	9.0
Sold, not occupied	0	0.0
For seasonal, recreational, or occasional use	61	28.9
All other vacancies	50	23.7
Total	211	100

Source: ACS B25002 and B25004 (2012-2016)

Table 18: Vacancy Rate - City of Angels 2012-2016

Type of Vacancy	Rate
Homeowner Vacancy	1.7%
Rental Vacancy Rate	10.6%
Vacancy Rate (overall)	10.7%
Vacancy Rate minus Seasonal	5.4%

Source: ACS B25002 and B25004 (2012-2016)

5.4.3.1 Analysis and Policy Response to Vacancy Rates

As illustrated, many vacancies in the City are seasonal, recreational or occasional use (second homes) dwellings. A brief review of available rentals in Angels Camp in June 2019 verifies that rental housing is limited citywide³ and the shortage of available rental units may be more severe than might be implied by the 5.4% vacancy rate identified in the preceding table. Issues related to availability of rental properties are addressed through the following programs:

- **Program 2.A.b Continue to Encourage the Establishment of Small, Affordable Housing Units Distributed Throughout the City/Map Infill Parcels**
- **Program 2.A.d Vacant Rentals/2nd Home Properties/Underused Sites**
This program encourages the use of limited-use seasonal housing in the City.
- **2.A.h Encourage the Establishment of Single-Room Occupancy Housing**
- **2.A.j Encourage New Construction of 96 New Housing Units and Rehabilitation of at least 3 Housing Units for Low, Very Low and Extremely Low-Income Households**
- **2.B.d Revise the City's Accessory Dwelling Unit Ordinance**
This program will encourage more ADUs in the City to further expand the City's stock of affordable rental housing. The program has been revised to reflect updates in ADU legislation.

5.5 Household Income Characteristics and Housing Affordability

Table 19: 2019 Annual Housing Income Limits - HCD

Income Category	State Income Limits 4-Person Household (2019)
Extremely Low/b/	Up to \$22,709
Very low	\$22,710-\$37,859
Low	\$37,860-\$60,569
Moderate	\$60,570-\$90,849
Above Moderate	\$90,850 and above

5.5.1 Housing Costs

5.5.2 Overpayment

For the purpose of this analysis, housing is considered “affordable” if households do not pay more than 30 percent of their income for rent (including water, gas, and electricity) or monthly homeownership costs (including mortgage, taxes, and insurance).

³ Fewer than six available units were identified citywide on craigslist, mls, through property management sites and other sources

An important statistic to measure the affordability of housing units is ‘overpayment.’ Overpayment is defined as monthly shelter costs (rent or mortgage payment plus utilities) in excess of 30 percent of a household’s gross income.

5.5.2.1 Overpayers

Table 20: Households Overpaying for Housing - Angels Camp

	<u>#</u>	<u>% of Total Households</u>
<u>Total Occupied Units (Households)</u>	<u>1,700</u>	<u>100.0%</u>
<u>Total Renter Households</u>	<u>585</u>	<u>34.4%</u>
<u>Total Owner Households</u>	<u>1,115</u>	<u>65.6%</u>
<u>Total lower income (0-80% of HAMFI) households</u>	<u>685</u>	<u>40.3%</u>
<u>Lower income renters (0-80%)</u>	<u>390</u>	<u>22.9%</u>
<u>Lower income owners (0-80%)</u>	<u>295</u>	<u>17.4%</u>
<u>Extremely low income renters (0-30%)</u>	<u>200</u>	<u>11.8%</u>
<u>Extremely low income owners (0-30%)</u>	<u>120</u>	<u>7.1%</u>
<u>Lower income households paying more than 50%</u>	<u>330</u>	<u>19.4%</u>
<u>Lower income renter HH severely overpaying</u>	<u>195</u>	<u>11.5%</u>
<u>Lower income owner HH severely overpaying</u>	<u>135</u>	<u>7.9%</u>
<u>Extremely Low Income (0-30%)</u>	<u>250</u>	<u>14.7%</u>
<u>ELI Renter HH severely overpaying</u>	<u>185</u>	<u>10.9%</u>
<u>ELI Owner HH severely overpaying</u>	<u>65</u>	<u>3.8%</u>
<u>Income between 30%-50%</u>	<u>15</u>	<u>0.9%</u>
<u>Income between 50% - 80%</u>	<u>65</u>	<u>3.8%</u>
<u>Lower income households paying more than 30%</u>	<u>545</u>	<u>32.1%</u>
<u>Lower income renter HH overpaying</u>	<u>350</u>	<u>20.6%</u>
<u>Lower income owner HH overpaying</u>	<u>195</u>	<u>11.5%</u>
<u>Extremely Low Income (0-30%)</u>	<u>275</u>	<u>16.2%</u>
<u>Income between 30%-50%</u>	<u>125</u>	<u>7.4%</u>
<u>Income between 50%-80%</u>	<u>145</u>	<u>8.5%</u>
<u>Total households overpaying</u>	<u>680</u>	<u>40.0%</u>
<u>Total Renter Households Overpaying</u>	<u>380</u>	<u>22.4%</u>
<u>Total Owner Households Overpaying</u>	<u>300</u>	<u>17.6%</u>
<u>Total households paying between 30-50% Income</u>	<u>295</u>	<u>17.4%</u>
<u>Total households paying >50% Income</u>	<u>385</u>	<u>22.6%</u>

Source: 2006-2015 CHAS Data Sets: https://www.huduser.gov/portal/datasets/c/jt,;#2011-2015_data

Table 21: Overpaying Renter Households

Universe:

Total renter households (all income levels): 585 (100%)

Total lower income renter households (0-80% HAFI): 390 (66.7%)

Renter Household Characteristics	#	% of Total Renter Households
Lower income renters paying more than 30% but less than 50%	155	26.5%
Extremely low income 0-30%	0	0.0%
Income between 30%-50%	110	18.8%
Income between 50%-80%	45	7.7%
Lower income renters paying more than 50% (Severely overpaying)	195	33.3%
Extremely low income 0-30%	185	31.6%
Income between 30%-50%	0	0.0%
Income between 50%-80%	10	1.7%
Lower income renters paying more than 30% (Overpaying)	350	59.8%
Extremely low income 0-30%	185	31.6%
Income between 30%-50%	110	18.8%
Income between 50%-80%	55	9.4%
Total Renter Households (regardless of income) Paying 30-50%	155	26.5%
Total Renter Households (regardless of income) Paying >50%	225	38.5%
Total Renter Households (regardless of income) Overpaying	380	65.0%

Table 22: Overpaying Owner Households

Universe:

Total owner households (all income levels): 1,115 (100%)

Total lower income owner households: 295 (26.5%)

Owner Household Characteristics	#	% of Total Owner Households
Lower income owners paying more than 30% but less than 50%	60	5.4
Extremely low income 0-30%	25	
Income between 30%-50%	0	
Income between 50%-80%	35	
Lower income owners paying more than 50% (Severely overpaying)	135	12.1
Extremely low income 0-30%	65	
Income between 30%-50%	15	
Income between 50%-80%	55	
Lower income owners paying more than 30% (Overpaying)	195	17.5
Extremely low income 0-30%	90	
Income between 30%-50%	15	
Income between 50%-80%	90	
Total Owner Households (regardless of income) Paying 30-50%	140	
Total Owner Households (regardless of income) Paying >50%	160	
Total Owner Households (regardless of income) Overpaying	300	26.9

5.5.2.2 Home Ownership and Ability to Pay for Housing

Using the 30% guideline, the 2018 Income Limits established for Calaveras County, and Zillow.com's mortgage calculator; Housing Costs are considered "Affordable" for households in Angels Camp as follows:

Table 23: Ability to Pay for Housing

ABILITY TO PAY FOR HOUSING BASED ON HUD-ADJUSTED ANNUAL STATE INCOME LIMITS Angels Camp/a/ 2018					
Number of Persons	1	2	3/b/	4	5
Extremely Low-Income Households at 30% of 2018 Median Family Income					
Income Level (Annual)	Up to \$15,200	\$17,400	\$20,780	\$25,100	\$29,420
Max. Monthly Gross Rent/c/	\$380.00	\$435.00	\$520.00	\$628	\$736
Max. Purchase Price/d/	\$20,751	\$30,581	\$45,683	\$64,984	\$84,286
Very Low-Income Household at 50% of 2018 Median Family Income					
Income Level (Annual)	\$25,350	\$28,950	\$32,550	\$36,150	\$39,050
Max. Monthly Gross Rent/c/	\$634.00	\$724.00	\$814.00	\$904.00	\$977.00
Max. Purchase Price/d/	\$66,101	\$82,186	\$98,271	\$114,356	\$127,313
Low-Income Household at 80% of 2018 Median Family Income					
Income Level (Annual)	\$40,500	\$46,300	\$52,100	\$57,850	\$62,500
Max. Monthly Gross Rent/c/	\$1,013.00	\$1,158.00	\$1,303.00	\$1,447.00	\$1,563.00
Max. Purchase Price/d/	\$133,791	\$159,706	\$185,620	\$211,311	\$232,087
Median-Income Households at 100% 2018 Median Family Income					
Income Level (Annual)	\$50,600	\$57,850	\$65,050	\$72,300	\$78,100
Max. Monthly Gross Rent/c/	\$1,265.00	\$1,447.00	\$1,627.00	\$1,808.00	\$1,953.00
Max. Purchase Price/d/	\$178,918	\$211,311	\$243,481	\$275,874	\$301,788
Moderate-Income Households at 120% of 2018 Median Family Income					
Income Level (Annual)	\$60,700	\$69,400	\$78,100	\$86,750	\$93,700
Max. Monthly Gross Rent/c/	\$1,518.00	\$1,735.00	\$1,953.00	\$2,169.00	\$2,343.00
Max. Purchase Price/d/	\$224,045	\$262,916	\$301,788	\$349,436	\$371,489

Notes:

/a/ Based on the 2018 HUD Median Family Income in Calaveras County adjusted by the California Dpt. of Housing and Community Development in 2018: \$72,300 for a family of four

/b/ Average household size in Angels Camp is 2.6

/c/ Assumes that 30% of income is available for monthly rent including utilities - rounded to nearest dollar

/d/ Zillow.com mortgage calculator with 36% debt-to-income ratio. Assumes 100% loan (zero down payment) at 4.213% annual interest rate and 30-year term; assumes taxes at 1.2%, homeowner's insurance (\$800) and \$250 in other monthly costs

5.5.2.3 Affordable Housing Availability

As of April 2018, of the 49 residences (single-family homes, manufactured homes, and townhouses) available in the Angels Camp City limits 11 are available to low-to-moderate income households: 1 to low income, 1 to Low/Moderate income and the remainder to moderate income householders.

Table 24: List of Affordable Homes for Target Income Groups, Angels Camp, April 2018

Property	Construction Date	Type	Asking Price	Target Income Group
966 Country Lane Country Lane Est.	2002	SFR Detached 2BR, 2BA 1,345 sf 3,920 s.f. lot	\$274,500	Moderate
687 Northstar Loop Greenhorn Creek	1999	SFR Detached 2BR, 2BA 1,444 sf 6,098 s.f. lot	\$349,000	Moderate
1256 S. Summit	1901	SFR Detached 3BR 1BA 1,299 sf 0.28-acre lot (12,197 sf lot)	\$320,000	Moderate
674 Kirby Street	1951	SFR Detached 3BR 2BA 1964 sf 5,663 sf lot	\$289,000	Moderate
974 Country Lane Country Lane Est.	2002	SFR Detached 3BR, 2BA 1448 sf 3,920 sf lot	\$315,000	Moderate
321 Stockton Rd.	1998	SFR Detached 3BR 2BA 1615 sf 0.23-acre lot (10,018 sf lot)	\$365,000	Moderate
1269 Gold Cliff	1965	SFR Detached 3BR 2BA 1529 sf 0.23-acre lot (10,018 sf lot)	\$325,000	Moderate
755 Casey Angel Valley Sub.	1995	SFR Detached 3BR 2BA 1300 s.f. 6,534 s.f. lot	\$245,000	Low/Moderate
1135 Annalee Ct.	1995	Condo/Townhouse 2BR 2BA 1,400 sf. 5,663 s.f. lot	\$265,000	Moderate
1040 Highland Aly	1998	SFR Detached 3BR 2BA 1221 sf 5,663 s.f. lot	\$319,000	Moderate
1255 Annalee Ct.	2005	Condo/Townhouse 2BR 1BA, 806 s.f. 4,792 sf lot	\$167,100	Low income

Source: Realtor.com

5.5.2.4 Foreclosures

As of April 2019, there are 4± defaulted properties (in foreclosure or pre-foreclosure)⁴.

- 1255 Annalee Court. The low—income affordable townhome identified in the preceding table
- Greenhorn Creek SFR valued at \$503,252 (above-moderate income)
- 832 Tuolumne Ave. 3 BR 2BA SFR Detached valued at \$241,623 and constructed in 1968.

⁴ www.zillow.com

The home could provide housing for a low/moderate income household.

Foreclosures provide another small source of affordable housing in the City. However, increased coordination between mortgage holders and real estate agents to facilitate listing and selling these properties is necessary.

Rentals - Affordability

Based on the 30% of gross income affordability rule and 2018 state income limits; “affordable rents” for each income category are identified in **Table 25**.

Numerous rentals are available in Angels Camp as vacation rentals. Fewer rentals are available for residential purposes. In addition, information related to Angels Camp rental listings is scattered and numerous sources must be consulted to find available rentals. Of the numerous resources available for locating non-vacation rentals for Angels Camp, Gold Country Craig’s List remains the best source. A centralized listing resource of rentals could assist renters seeking affordable rental housing in Angels Camp and in assisting the City (and developers interested in pursuing multi-family housing projects) to better monitor the availability of rental housing available for target income groups.

In April 2018; eleven advertised rental properties were available Citywide for residential (non-vacation) use. Of these, 3 were available for Very-Low income households, 7 were available for Low income households one property available for an above-moderate income household.

Table 25: Available Home Rentals by Affordability for Target Income Categories, April 2018

Description	Monthly Rent (\$)	Income Category for Affordability
464 Lee Lane - (3B 1BA SFR) 1150 sf	\$1,250	Low income
740 Casey SFR/a/	\$1,275	Low income
866 South Main/Utica Lane (2BR 1BA SFR) 900 sf	\$1,200	Low income
Bighorn Creek MHP 2006 MFG Home (2BF 2BA) 960 s.f.,	\$1,100	Low income
Bighorn Creek MHP 2019 MFG Home (2BR, 2BA) 754 sf.	\$1,300	Low income
1245 Annalee Court, 2BR/1BA Condo – Stelte Park 960 sf.,	\$1,095	Low income
Bighorn Creek MHP 2019 MFG Home (2BR, 2BA) 754 sf.	\$1,300	Low income
1 BR Apt. Historic Angels Camp	\$900	Very low income
1 BR Apt. Historic Angels Camp	\$850	Very low income
1 BR Apt. Historic Angels Camp	\$850	Very low income
3BR 4BA Greenhorn Creek 2,500 s.f.	\$2,650	Above Moderate

Sources: April 2018: <http://apartments.oodle.com/angels-camp-ca/>; Gold Country Craig’s List; www.zillow.com/; /a/ Listed 9/2018

APT= Apartment
BA = Bath
BR= Bedroom
DPX – Duplex
MFR= Manufactured Home
MHP = Mobilehome Park

5.5.3 Analysis and Policy Response to Housing Affordability

Per HUD CHAS, 680 (40.0%) of Angels Camp’s households pay more than 30% of their gross income for housing (overpaying) and more than half of those are paying more than 50% of their income for housing (Severely overpaying). More renter households are overpaying than owner

households. This indicates the need for an increased supply of lower-cost housing—especially rental housing--and/or higher wage jobs.

Based on preceding— the most affordable listed home is a 2BR, 1BA, 806 s.f. townhouse. This indicates the need for small-lot, small square footage homes for affordable housing. Similarly, six of the 11 residences listed are constructed on lots below the 6,000 square foot R-1 (Single-family) lot size minimum—two are townhomes, two were constructed pursuant to a planned development (Country Lane Estates) and two are located on “legacy” lots created more than 50 years ago . This indicates the need for small-lot subdivisions for affordable housing. Three affordable homes more than 50 years in age. This indicates that some of the City’s housing stock in excess of 50 years in age should be rehabilitated to provide affordable housing.

Some of the obstacles that increase the cost of building new affordable housing in the City include: a) an abundance of second homes and vacation rentals unavailable for year-round housing, b) local topography (i.e., relatively steep) with extensive vegetation (i.e., oaks subject to the City’s oak removal ordinance), c) zoning codes that reflect modern lot design (e.g., large lots to accommodate two cars, a garage and ample setbacks) rather than tiny lots on narrow roads originally established without automobiles in mind. In contrast, housing opportunities exist in the historic commercial district through revisiting the historic mixed uses that once existed (e.g., upstairs housing with downstairs businesses).

Finally, housing costs can be reduced through minimizing impact mitigation and related fees to developers and buildings targeting those income levels where affordable housing is lacking and, to the extent it is within the City’s pursue, to encourage reduced utility costs for residences with limited incomes.

The following Programs address issues of housing affordability for home rental and home ownership:

- **Program 2.A.h Encourage the Establishment of Single-Room Occupancy (SRO) Housing**
The program addresses the apparent shortage of affordable non-vacation rental units, and in compliance with SB 2634 The City proposed this program recognizing opportunities in the historic downtown to allow for residential uses above commercial (street-level) properties promoting their availability, and undertaking municipal code amendments if necessary, to accommodate this strategy.
- **Program 2.A.b Continue to Encourage the Establishment of Small, Affordable Housing Units Distributed Throughout the City/Map Infill Parcel**
The program includes provisions for expanding incentives, in addition to density bonuses, to affordable housing project builders/developers including reduced parking, alternative parking configurations, reduced mitigation requirements for oak tree removal, waiving application fees for lot mergers undertaken in conjunction with affordable housing, eliminating the need for a variance to exceed height limits outside the historic commercial district, and reducing setbacks and increasing lot coverage.
- **Program 2.A.j Encourage New Construction of 96 New Housing Units and Rehabilitation of at least 3 Housing Units for Low, Very Low and Extremely Low-Income Households**
- **Program 2.B.c Continue to Waive or Reduce and/or Defer Application and/or Impact**

Fee Payments for Extremely Low-to-Moderate Income Housing Projects

Described in the following section, this program, recently implemented, reduces impact mitigation fees for affordable housing projects.

- **Program 2.B.d Revise the City’s Accessory Dwelling Unit Ordinance**
- **Program 2.B.f Continue to Reduce Connection Fees for Low, Very Low, Extremely Low- and Moderate-Income Households Commensurate with the Acquisition of Funding from State and Federal Sources Supporting Affordable Housing**
Described in the following section, this program, recently implemented, reduces water and wastewater connection fees for affordable housing projects.
- **Program 2.A.d Vacation rentals/2nd Home Properties/Underused Sites**
To facilitate the consolidation of rental housing information and to identify methods to encourage landowners with underused or deteriorating vacation rental properties/2nd homes to consider providing these properties as year-round rentals and/or adding a second unit rental for a caretaker (e.g., providing rental housing for individuals 65+) to increase the supply of year-round rental housing
- **2.D.l Cooperate with Service Providers to Reduce Rates**
The program encourages the City to continue working cooperatively with service providers (e.g., Cal Waste, PGE&E) to reduce rates for low-income families.
- **2.D.m Housing Choice Vouchers Program**
To assist families and individuals in locating and securing Housing Choice Vouchers from the appropriate agencies for rental housing assistance.

5.6 Mitigation/Building/Development Fees

In addition to costs associated with purchasing existing homes; development fees and application fees can contribute to the costs, and therefore affordability, of housing—especially costs of new construction.

5.6.1 Building and Impact Mitigation Fees

Typical fees associated with Building Permits are summarized for a single-family residence, multi-family residences, mobilehomes, and accessory dwelling units in the following tables.

As indicated, building impact and permit fees add approximately \$40,700 for a single-family residence, \$30,000 each for mobilehomes and multi-family dwelling units, and just under \$9,500 for an accessory dwelling.

Table 26: Angels Camp Fees for New Residential Construction – 2019/f/

Name of Fee	ANGELS CAMP FEES for NEW RESIDENTIAL CONSTRUCTION								
	Single-Family Residential (1,800 square feet)		Multi-Family Residential 6 units @ 800 sq. ft			Mobilehome /g/ New installation 934 sq ft		Second unit 1000 sq ft.	
			Per unit cost	Total (6 units)					
Water Capital Improvement Fee/Meter Fee /a/	8,782.00		8,782 X 1=8,782 7,685 X 5=38,425	47,207.00		7,685.00		3,515.00	
Water Deposit	100.00		100.00 X 6 = 600.00	600.00		100.00		\$100.00	
Sewer Capital	9,277.00		9,277 X 6 = 55,662	55,662		8,697.00		0.00	
Sewer Deposit	\$150.00		\$150.00	\$150.00		\$150.00		\$150.00	
City Services Impact Mitigation Fee/e/	2,362.38		1817.77X 6 =10,906.62	10,906.62		1,675.30		0.00	
Traffic Impact Mitigation Fee	9,598.00		6,176.93 X 6=	37,061.58		5,606.75		0.00	
Long Range Plans Update Fee	581.00		489 X 6 =2934	2,934.00		244.00		244.00	
Building Permit Fee (1% valuation)/b/	2,173.50		880 X 6 = 5,280.00	5,280.00		1,127.81		1,207.50	
Plan Check Fee (65% Building Fee)	1,412.78		572 X 6 = 3,432	3,432.00		733.07		784.88	
School Fee/c/	6,264.00		800@ 3.48 = 2,784 X 6 =16,704.00	16,704.00		3,250.32		3,480.00	
TOTAL	40,700.66/d/		29,989.53	179,937.20		29,269.25		9,481.38	

/a/ Assumes 5/8" connection. Larger connections have higher fees.

/b/ Building = Estimated

/c/ School = 3.48/sq.ft

/d/ Actual average for 22 single-family residences in 2018 was \$40,907 per SFR

/e/ Includes fire, police, park land and park in-lieu fees

/f/ Reflects fee updates adopted 6/18/19 by the City of Angels City Council

/g/ Outside mobilehome park

Table 27: Work Force Housing Fees (Single-Family Residence, 1800 square feet) - 2019

Description	Income Level			
	Extremely Low	Very Low	Low	Moderate
Water Capital Improvement Fee/Meter Fee	0.00	0.00	0.00	\$4,391.00
Water Deposit	\$100.00	\$100.00	\$100.00	\$100.00
Sewer Capital Fee	\$8,697.00	\$8,697.00	\$8,697.00	\$8,697.00
Sewer Deposit	\$150.00	\$150.00	\$150.00	\$150.00
City Services Impact Mitigation Fee	\$2,362.38	\$2,362.38	\$2,362.38	\$2,362.38
Traffic Impact Mitigation Fee	3831.54	4789.42	5752.70	9598.00
Long-Range Planning Fee	\$581.00	\$581.00	\$581.00	\$581.00
Building Fee	2,173.50	2,173.50	2,173.50	2,173.50
Plan Check Fee	1,412.78	1,412.78	1,412.78	1,412.78
School Fee	6,264.00	6,264.00	6,264.00	6,264.00
Total	\$25,572.20	\$26,530.08	\$27,493.36	\$35,729.66

Table 28: Work Force Housing Fees (Multi-Family Residential 800 sq. ft. – Per Unit) - 2019

Description	Income Level			
	Extremely Low	Very Low	Low	Moderate
Water Capital Improvement Fee/Meter Fee	0.00	0.00	0.00	4,391.00
Water Deposit	\$100.00	\$100.00	\$100.00	\$100.00
Sewer Capital Fee	6,958.00	6,958.00	6,958.00	6,958.00
Sewer Deposit	\$150.00	\$150.00	\$150.00	\$150.00
City Services Impact Mitigation Fee	1,817.77	1,817.77	1,817.77	1,817.77
Traffic Impact Mitigation Fee	2,465.84	3,082.30	3,698.76	6,176.93
Long-Range Planning Fee	\$489.00	\$489.00	\$489.00	\$489.00
Building Fee	880.00	880.00	880.00	880.00
Plan Check Fee	572.00	572.00	572.00	572.00
School Fee	2,784.00	2,784.00	2,784.00	2,784.00
Total	\$16,216.61	\$16,833.07	\$17,449.53	\$24,318.70

Table 29: Work Force Housing Fees (Mobilehome 934 sq. ft.) - 2019

Description	Income Level			
	Extremely Low	Very Low	Low	Moderate
Water Capital Improvement Fee/Meter Fee	0.00	0.00	0.00	4,391.00
Water Deposit	\$100.00	\$100.00	\$100.00	\$100.00
Sewer Capital Fee	\$8,697.00	\$8,697.00	\$8,697.00	\$8,697.00
Sewer Deposit	\$150.00	\$150.00	\$150.00	\$150.00
City Services Impact Mitigation Fee	1,675.30	1,675.30	1,675.30	1,675.30
Traffic Impact Mitigation Fee	3831.54	4789.42	5752.70	5606.75
Long-Range Planning Fee	\$244.00	\$244.00	\$244.00	\$244.00
Building Fee	1,127.81	1,127.81	1,127.81	1,127.81
Plan Check Fee	733.07	733.07	733.07	733.07
School Fee	3,250.32	3,250.32	3,250.32	3,250.32
Total	\$19,809.04	\$20,766.92	\$21,730.20	\$25,975.25

In comparison, some of the following nearby jurisdictions have lower impact and permit fees (dependent upon the location and size of each residential unit); however, Calaveras County fees can be comparable or higher than those of Angels Camp:

Table 30: Comparison of New Residential Construction Costs (Fees)

Jurisdiction	Comparison							
	Single-Family Residential (1,800 square feet) < 2 acres/		Multi-Family Residential per unit @ 800 sq. ft		Mobilehome New installation 934 sq ft		Second unit/ granny flat 1000 sq ft.	
	Market Rate	Work Force	Per Unit Market Rate	Per Unit Work Force	Market Rate	Work Force	Market Rate	Work Force
Angels Camp	\$40,700	\$25,572 - \$35,730	29,989.53	\$16,216 - \$24,319	29,269.25	19,810.00 – 25,975.00	\$9,481.38	9,481.28
Calaveras County/a/	\$30,742/b/		166,521.00		24,217.48		24,542.00	
Tuolumne County			45,542.25		8,335.23		10,789.87	
City of Sonora/c/			74,170.48		13,572.12		12,980.00	

/a/ Per 2019-2027 Draft Housing Element

Approximately 68% of the building and impact fee costs of single-family residences in Angels Camp

are due to water capital fees, wastewater capital fees, and traffic impact mitigation fees.

In Angels Camp, water and sewer capacity/capital fees total \$18,059 per residential unit. In comparison, Calaveras County Water District capacity fees range between \$18,000 and \$23,000.⁵ Tuolumne County (including the City of Sonora) capacity fees for service provided by the Tuolumne Utilities District total \$5,613 for sewer and \$7,593 for water (\$13,206) per residential unit⁶.

These connection fees are relatively consistent between Calaveras County, Angels Camp, Tuolumne County and the City of Sonora. However, they may be considered a potential constraint to the development of housing for low, very low and extremely low-income households

Traffic impact mitigation fees total \$9,598 per single family residence make up nearly 23.5% of Angels Camp building and impact fee costs. In comparison, Calaveras County fees range from \$4,429 to \$11,299 and total \$3,626 in Tuolumne County. Angels Camp traffic impact mitigation fees, updated in 2016, are similar to those in Calaveras County, but are nearly three times the cost of traffic impact fees in Tuolumne County. However, Tuolumne County's Traffic Impact Mitigation Fee is outdated and the 2016 Regional Transportation Plan calls for an update to the program⁷.

5.6.2 Analysis and Program Response to Building and Impact Mitigation Fees

Water and wastewater capacity fees total 44.4% of building and impact fee costs for single-family residences in the City. Reducing these costs could reduce the costs of constructing housing for low, very low, and moderate-income households.

Traffic Impact Mitigation Fees total nearly one quarter of building and impact fee costs in the City. Reducing these costs for affordable housing could reduce construction costs and increase the stock of affordable housing.

In response, the City has proposed:

- **Program 2.B.f Reduce Connection Fees for Low, Very Low and Extremely Low-Income Households Commensurate with the Acquisition of Funding from State and Federal Sources Supporting Affordable Housing**
- **Program 2.B.c Forward a Draft Ordinance to the City Council to Waive or Reduce and/or Defer Application and/or Impact Fee Payments for Extremely Low-to-Moderate Income Housing Projects**

This approach would allow reductions in capacity fees for affordable housing without jeopardizing the City's ability to provide necessary infrastructure to serve all City development.

On June 18, 2019; the City adopted Resolution 19-17 largely implementing Housing Element 2014-2019 **Programs 2.B.c** and **Program 2.B.f** by:

- Eliminating water capital fees for work force single-family, multi-family and mobilehome housing for extremely low, very low, and low-income levels and significantly reducing that fee

⁵ CCWD Adjustments to Fee Schedules July 1, 2017 Capacity Charge Table 1

⁶ Personal communication, Erik Johnson, TUD, 4-30-19.

⁷ Policy 2.1 Tuolumne County Regional Transportation Plan 2016

for moderate income housing (Table 27-29) subject to acquisition of a grant for capital water improvements; and

- Reducing sewer capital fees for work force housing for extremely low, very low and low income single-family, multi-family and mobilehome housing (Tables 27-29); and
- Based on multiple studies ⁸, reduced traffic impact mitigation fees by 60% for extremely low-income levels, 50% for very low, and 40% for low income (Tables 27-29)

These reductions have reduced the building and impact mitigation fees in the City of Angels for Extremely Low, Very Low- and Low-income housing by approximately 37% for single-family residences, 46% for multi-family housing units, and 32.3% for mobilehomes. Further fee reductions may occur pursuant to development agreements for individual developments based on the size, nature and location of proposed work force housing and subject to covenants and conditions requiring housing to remain as work force housing for a period of time to be determined.

5.6.3 Development Fees

The City of Angels charges development fees at actual cost of development based on the hourly fee for the position/staff charged with processing the permit. Deposit amount recently were updated and are included in **Appendix 2G** which includes a comparison with other jurisdictions. Because development fees are “at cost,” and are close in cost to those in neighboring communities, they are not considered an impediment to the development of affordable housing.

5.7 Housing Characteristics

5.7.1 Housing Stock and Condition

Table 31: Housing Stock by Housing Type Angels Camp Estimates 2010 and 2018

Date	Total Units	Single detached	Single attached	2-4 units	5+ unit	Mobile homes	Occupied
4/1/2010	1,943	1,394	71	129	120	229	1,645
1/1/2018	1,972	1,422	71	129	120	230	1,728

Source: DOF E5 2010-2018 by Geography

⁸ [Schmitt, Angie. Jun 20, 2018. Streetsblog - Why Affordable Housing is so Important for Development Near Transit. https://usa.streetsblog.org/2018/06/20/why-affordable-housing-is-so-important-for-development-near-transit/](https://usa.streetsblog.org/2018/06/20/why-affordable-housing-is-so-important-for-development-near-transit/)

Clifton, Kelly J., PhD Professor, Maseeh College of Engineering & Computer Science Civil & Environmental Engineering Portland State University and Caltrans. Caltrans Planning Horizons Webinar September 13, 2018. *Trip Generation Data and Methods for Affordable Housing Developments* <http://www.dot.ca.gov/hq/tpp/offices/owd/Caltrans%20Affordable%20Housing%20Trip%20Generation%20Webinar%2020180913.pdf>

Howell, Amanda et al. *Journal of Transportation and Land Use* Volume 11, No. 1 (2018) pp 103-118.

Table 32: Age of Housing Stock (Angels Camp, 2000-2019)/d/

Year Structure Built	Projected 2019	
	Total Housing Units	Percentage of Total
2011-2014/b/	7	0.4
2000-2010/b/	526	27.1
1990-2000	226	11.6
1980-1989	168	8.6
1970-1979	270	13.9
Subtotal less than 50 years	1197	61.6%
1960-1969	221	11.4
1950-1959	141	7.2
1940-1949	41	2.1
1939 or earlier	343	17.7
Subtotal 50years old + by 2019	746	38.4%
Total/c/	1,943	100.0

/a/Source: U.S. Census 2000, Summary File 3

/b/ Extrapolated from 2010 U.S. Census Summary File - 1,943 housing units and building permit data from the Angels Camp Building Department (Table 2)

/c/ May not equal 100% due to rounding

/d/ American Community Survey 2013-2017 Five-Year Estimates show 62.2% are less than 50 years of age and 37.8% are more than 50 years old.

As shown in the preceding table, approximately 38.4% of the City's housing stock is more than 50 years old as of 2019.

5.7.2 Housing Survey

Angels Camp's most recently completed housing conditions survey occurred in 2009. All residential units, excepting those in the Angel Oaks, Greenhorn Creek, and The Gallery at Greenhorn Creek Subdivisions (construction occurring between 1990± and present) were evaluated. Residences were evaluated based on exterior conditions including foundation, roofing, siding, windows, and electrical using the "scoring" system.

The City undertook the 2009 housing conditions survey to:

- Gain an understanding of the location and numbers of substandard housing units within the City;
- Identify housing units which could benefit from rehabilitation
- Locate residential units in need of replacement to ensure that the City's total available housing stock is not reduced

Based on the City's goals, the survey emphasized those residential subdivisions, mobilehome parks and apartment complexes within the City in excess of 50 years of age.

The 2009 Study found:

Table 33: Housing Conditions (City of Angels Housing Conditions Survey, 2009)

Degree of Deterioration	2009 # units	% Total Sampled
Sound	1,027	74.5
Minor	78	5.7
Sound to Moderate/b/	204	14.8
Moderate	54	3.9
Substantial	5	0.4
Dilapidated	6	0.4
Undetermined/c/	4	0.3
Total/a/	1,378	100

/a/ May not equal 100% due to rounding, Excludes Angel Oaks and Greenhorn Creek Subdivisions

/b/ Includes 188 units in mobilehome parks and 16 RVs, 2009

/c/ Homes behind locked gates were inaccessible, 2009

Table 34: Most Often Cited Features Affecting Housing Conditions (# of Structures), 2009

# Times Cited as Contributing to Deterioration	Sound	Minor	Moderate	Substantial	Dilapidated	Total	% Total
Siding	145	25	1	0	0	171	17.9
Siding & Windows	10	8	4	0	0	22	2.3
Siding & Electric	0	2	0	0	0	2	0.2
Roofing	34	3	0	0	0	37	3.9
Roofing and Siding	26	28	23	1	0	78	8.2
Roofing & Windows	0	1	0	0	0	1	0.1
Windows	9	0	0	0	0	9	0.9
Foundation & Siding	0	0	3	0	0	3	0.3
Foundation & Roofing	0	0	6	1	0	7	0.7
All (Roofing, Siding, Windows, Electrical, Foundation)	0	0	3	3	6	12	1.3
None	614	0	0	0	0	614	64.2
Total/a/	838	67	40	5	6	956	100

/a/ Excludes 204 mobiles, modulars and RVs and 3 undetermined

5.7.3 Analysis and Program Response to Housing Stock and Condition

As of 2019, approximately 746 housing units (38.5%) are more than 50 years old. By 2027, another 200± homes will reach this threshold – potentially making nearly half the City’s housing stock more than 50 years old by that date.

As shown in the Housing Survey, many windows were found to be in sound condition; but were identified as single-pane aluminum. Double-pane windows could significantly increase energy efficiency and reduce energy costs. A similar finding was made in the 2003 Housing Conditions survey.

With a single exception, homes with asbestos siding were found to be in sound condition. Asbestos siding appears to have minimal or no deterioration where it is present and has been painted on several

structures. Overall, it appears that asbestos siding on homes is not a significant threat to the overall state of housing conditions in the City. This same finding was made in the 2003 Housing Conditions survey. It is noted, however, that asbestos materials in the City's older buildings has also been identified in old flooring materials and the City Building Department has received some reports of mold indicating an ongoing need to address hazards in the City's older housing stock.

The following Housing Element programs are proposed to address buildings exceeding 50 years of age and the specific findings of the most recent housing conditions survey:

- **Program 2.C.k Update the 2009 Housing Conditions Survey/Pursue Funds for Improving the Existing Housing Stock and Accessibility to Housing**
The City's most recent housing conditions survey is ten years old. By 2027, the city's total housing stock could approach 50%. An updated study towards the end of the planning period is recommended.
- **Program 2.C.h Pursue Funding to Support a Housing Rehabilitation and/or Rehabilitation Loan Program**
- **Program 2.C.i Establish Priorities for Implementing the Housing Rehabilitation Program in the City Aimed at Special Needs Households and Targeting Substandard Housing Units**
- **Program 2.C.j Establish a Self-Help Rehabilitation/Fix-Up Program**
- **Program 2.C.l Continue to Enforce State Energy Efficiency Standards for Residential Buildings**
- **Program 2.C.m Support the Reduction of Contamination Hazards in Older Buildings**

Numerous homes that once had attached garages were found to have converted those garages to living space. Many of these same residences have driveways allowing off-street parking despite the absence of a garage. Per a review of 2014-2018 Building Permits, garage conversion to residential use remains a small, but useful tool for providing affordable housing. The following program is included to address this finding and has been updated to include conversions of structures to housing (including garages):

2.B.d Revise the City's Accessory Dwelling Unit Ordinance

During 2009 surveys, it was noted that a significant number of homes do not have identified addresses or inaccurate addresses posted. To facilitate the accuracy of future housing inventories; the housing element proposed a City-Wide House Numbering Update as follows:

Program 2.C.p Undertake a City-wide Housing Numbering Program

The City-wide program will ensure that addresses are posted and visible (both nighttime and daytime) from the street and significantly reduce the time required for, cost, and improve accuracy of, future housing conditions surveys in addition to improving emergency response.

5.8 Special Housing Needs Housing

5.8.1 Special Housing Needs in Angels Camp – Existing Conditions

An analysis of individual populations with special housing needs are detailed in following sections. **Appendix 2K**, includes a complete list of agencies that provide support to special needs populations countywide.

5.8.2 Homeless

For the purposes of the 2019-2027 Housing Element, a person is considered homeless who lacks a fixed, regular and adequate night-time residence; and an individual who has a primary night-time residence that is: A) A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill); or B) An institution that provides a temporary residence for individuals intended to be institutionalized; or C) A public or private place not designed for or ordinarily used as, a regular sleeping accommodation for human beings. Homeless individuals do not include individuals imprisoned or otherwise detained pursuant to an Act of the Congress or a state law (U.S. Code Section 11302).

The Central Sierra Continuum of Care (CoC) includes the Amador, Calaveras, Tuolumne and Mariposa County region. The following details the *Final 2019 Point-in-Time (PIT) Homeless Census* findings for the four-county CoC region.

Table 35: 2019 PIT Homeless Survey Central Sierra Continuum of Care (Amador, Calaveras, Tuolumne, Mariposa Counties)

County	Sheltered		Unsheltered		Couch Surfing People	Total Households	% Total Households	Total People/a/	% Total People
	Households	People	Households	People					
Amador	19	34	130	180	10	149	24.55	224	24.1
Calaveras	5	10	121	176	30	126	20.75	216	23.2
Mariposa	20	30	21	30	12	41	6.75	72	7.7
Tuolumne	36	84	255	301	33	291	47.94	418	44.9
Total/b/	80	158	527	687	85	607	99.99	930	99.9

/a/ Including Couch-Surfers

/b/ May not equal 100% due to rounding

Table 36: Homeless as a Percentage of Total Population

County	# Homeless individuals	Total Population	% Homeless
Amador	224	38,294	0.58
Calaveras	216	45,117	0.48
Mariposa	72	18,068	0.40
Tuolumne	418	54,590	0.77
Total	930	156,069	0.60 average

/a/ Totals exclude couch-surfers

Of the four Central Sierra CoC counties, Calaveras County has approximately 24% of the region's homeless population (0.48% of its total population)—below the 0.60% of total population for the

entire CoC region. The region's homeless distribution may be related, in part, to proximity to urban centers⁹ and/or the presence of moderate-to-large sized state prisons.

Since 2007, homeless populations recorded in PIT surveys in the Central Sierra CoC have ranged from a low of 289 individuals over the four-county area in 2010 to a high of 632 persons in 2016. It is assumed that many homeless go uncounted in PIT surveys. However, 2019's total of 930 indicates a significant increase in the total number of homeless individuals in the region. This may be due to multiple factors: weather conditions in and around the census date, increased knowledge of homeless concentration areas, increased skill of the census workers, increased early prisoner releases, economic or other unknown conditions.

Based on the *Final 2019 Point-in-Time (PIT) Homeless Census* conducted on behalf of the Central Sierra Continuum of Care on January 23, 2019; Calaveras County identified 116 total households and 186 homeless individuals countywide for 2019. The vast majority of homeless in the County are unsheltered adults without children.

Table 37: HUD Defined Homeless Population Characteristics Calaveras County PIT Survey 2019

Location and Family Type	# Households	# People
Emergency Shelter Households with Children	3	8
Emergency Shelter Adults Only	2	2
Transitional Housing Households with Children	0	0
Transitional Housing Adults Only	0	0
Unsheltered with Children	10	43
Unsheltered Adults Only	101	133
Unsheltered Children Only	0	0
TOTAL	116/a/	186/a/

The PIT survey is based on the Department of Housing and Urban Development definition of Homeless which excludes "couch-surfers" – those populations without a home that move from home to home of relatives or acquaintances when possible. In Calaveras County, an additional 18 households with 30 individuals are considered "couch surfers." Including couch-surfers, 134 households and 216 individuals may be considered homeless in Calaveras County.

Table 38: Couch Surfers - Calaveras County 2019 PIT Survey (Homeless)

Couch Surfers	Households	People
Households with Children	3	11
Households Adults Only	15	19
Unaccompanied Youth < 18	0	0

⁹ Calaveras County is relatively near the urban centers of Lodi, Stockton, and south Sacramento County. Tuolumne County also is located relatively close to Stockton and Lodi. Amador County is near Sacramento County and the greater Lake Tahoe region. Mariposa County, in contrast, is somewhat more isolated from urban centers than other counties in the CoC

Data extracted from the survey for the City of Angels shows that 8 households with 12 persons were identified in 2019 as homeless in the PIT survey in the City Limits. Two additional individuals are considered “couch surfers” in the City of Angels.

Table 39: Summary of Angels Camp PIT Homeless Census 2019

Location and Family Type	# Households	# People
Emergency Shelter Households with Children	0	0
Emergency Shelter Adults Only	0	0
Transitional Housing Households with Children	0	0
Transitional Housing Adults Only	0	0
Unsheltered with Children	0	0
Unsheltered Adults Only	8	12
Unsheltered Children Only	0	0
HUD TOTAL	8	12
As % of Total Population (4,100)	0.2%	0.3%
Couch Surfers	2	2
GRAND TOTAL	10	14
As % of Total Population (4,100)	0.2%	0.3%

It is assumed that many homeless go uncounted in PIT surveys. Still, the City of Angels generally appears to have fewer homeless, as a percentage of total population, than Calaveras County-at-large. This is possibly due to the City’s somewhat isolated location in the southwestern portion of the County more than 12 miles from the Calaveras County seat, San Andreas, where most of the County’s public services are accessed.

The location of homeless populations in Calaveras County are detailed as follows:

Table 40: Location Details for Homeless - Calaveras County PIT Survey 2019

Location	# Households	% TTL households	# Persons	% Total Persons
Abandoned Building	3	2.00%	3	1.29%
Couch Surfing	18	12.20%	30	12.93%
Emergency Shelter	6	4.05%	11	4.74%
Encampment	6	4.05%	6	2.59%
Home	1	0.68%	3	1.29%
Institution	13	8.78%	13	5.60%
Other	4	2.70%	5	2.16%
Outside	51	34.46%	86	37.07%
Vehicle	46	31.08%	75	32.33%
Total/a/	148 (134)	100.00%	232 (216)	100.00%

/a/ Totals include couch-surfers, but do not equal final PIT survey counts due to adjustments made for final PIT. Adjusted PIT totals are in parenthesis. Total may not equal 100% due to rounding.

The age and other demographic characteristics of homeless counted in the Calaveras County 2019 survey include:

Table 41: Calaveras County PIT 2019 Age and Gender Distribution (Homeless)

Age Groups	Sheltered	Unsheltered
Under 18	5	24
Age 18-24	0	16
Over 24	5	136
Genders	Sheltered	Unsheltered
Female	7	57
Male	0	98
Other/Unknown Gender	3	21

Table 42: Calaveras County PIT 2019 Homeless Characteristics

Characteristic	Sheltered	Unsheltered
Ethnicity		
Hispanic	0	4
Non-Hispanic	10	172
Race		
White	3	115
Black/African American	0	1
Asian	1	3
American Indian/Alaskan	0	13
Hawaiian/Pacific Islander	0	0
Multiple Races	33	4
Race Unknown		40
Unaccompanied Youth		
Under 18 years old	0	0
Youth 18-24	0	6
Parenting Youth		
Households	0	1
Parenting Youth 18-24	0	2
Children of Parenting Youth	0	3
Other Categories		
Chronic Homeless Individ.	3	50
Veterans	0	4
Chronic Homeless Vets	0	2
Mental Illness	1	2
Substance Use Disorder	0	0
HIV/AIDS	0	0
Domestic Violence	5	1

As illustrated in the 2019 PIT Survey for Calaveras County, 31% of homeless *households* live in vehicles, 34% live outside (unsheltered), 12% are couch-surfers, 4% live in homeless encampments, and 4% live in shelters. 32% of homeless *individuals* live in vehicles, 37% live outside, 13% are couch-surfers, 2.6% live in homeless encampments, and 4.7% live in shelters. Most homeless individuals are aged 25-59. No unaccompanied children under the age of 18 were identified in the 2019 count. Most homeless are white and male and many do not know or decline to state their race. 7.8% of homeless identify as being American Indian or Alaskan Native. The top three reasons identified for homelessness are: domestic violence, other disability, and mental illness.

Similarly, in Angels Camp, two homeless individuals were aged 18-24 with the remaining ten over 24 years of age. All were white and non-Hispanic. Of the 12 counted, all were unsheltered including two chronically homeless and two homeless as a result of domestic violence.

5.8.2.1 Support Facilities and Services - Homeless

The Resource Connection's (TRC) Calaveras Crisis Center provides 24 emergency shelter beds for battered women and their children. It also offers counseling, advocacy, and support services for victims of domestic violence and/or sexual assault, including men, women, and children. When needed, because of too much demand or safety concerns, the Crisis Center works with partner organizations in Tuolumne (Sonora), Mariposa, San Joaquin (Lodi) and Amador counties to provide shelter for women.

Regionally, homeless facilities include:

Table 43: Homeless Facilities Amador, Calaveras, Tuolumne and Mariposa - 2017

Facility Type	Family Units	Family Beds	Adult Only Beds	Seasonal
Emergency shelter	22	76	27	0
Transitional Housing	10	32	19	n/a
Permanent Supportive Housing	0	0	21	n/a
Rapid Rehousing	13	42	28	n/a
Total	45	150	95	0
<p>Note: Numbers are provided for the Amador Calaveras, Tuolumne and Mariposa Counties (Central Sierra) Continuum of Care for which Calaveras County is a participating member. Numbers represent homeless needs for the total Continuum of Care area</p> <p>Source: Continuum of Care or HUD; CoC HIC State CA 2017 https://www.hudexchange.info/programs/coc/coc-housing-inventory-count-reports/ /a/ Does not reflect transitional/supportive housing for six approved in Angels Camp in April 2019.</p>				

5.8.2.2 Analysis and Program Response Homeless – Including Emergency Shelters

The number of homeless individuals in the Central Sierra CoC is climbing.

Based on the 2019 Homeless Count for Calaveras County and the presence of only 24 shelter beds in the County, there is an estimated unmet need or gap of up to 192 beds countywide for homeless.¹⁰ These facilities may be in the form of emergency/homeless shelters or transitional/supportive housing.

It is estimated that those individuals that do not otherwise desire to live in remote settings, will locate near San Andreas where county offices, the County's only hospital, and social service support facilities are located¹¹. Therefore, it is estimated that up to 25% of the County's total homeless individuals may locate in or adjacent to the Angels Camp City limits (48 individuals). Dependent upon coordination activities between the City/County and local support organizations, this translates into a need for either two moderate-sized shelters housing 25 individuals each (consistent with the size of the County's existing shelter) or up to four smaller shelters. In addition, transitional and supportive housing providing temporary and permanent housing for some target groups that might otherwise be homeless can assist in address housing for the homeless.

As previously noted, the City implemented **2009-2014 Housing Element Program 2.D.d (Facilitate the Provision of Transitional Shelters/Housing, Supportive Housing, Emergency/Homeless Shelters, Domestic Violence Shelters)** with the adoption of Ordinance 469 on February 17, 2015. The City Municipal Code was further refined in 2015 and 2018 with the adoption of Ordinances 473 and 484, respectively (**Appendix 2C**).

With these updates, pursuant to Chapter 17.34 of the AMC, emergency and homeless shelters are:

- Permitted uses in the Central Commercial and Shopping Center commercial zoning districts and are
- Conditional uses in the Historical Commercial, Business Attraction and Expansion and Industrial zoning districts.

Based on these most recent revisions, available acreage for the development of new emergency and homeless shelters in the City Limits and converting existing/underdeveloped parcels into emergency or homeless shelters as a permitted use is summarized as follows:

¹⁰ 216 homeless minus 24 shelter beds = 192

¹¹ Calaveras County's only hospital is located in the unincorporated community of San Andreas, located 12± miles north of Angels Camp. Prompt care services provided by both Sonora Regional Medical Center and Dignity Health/Mark Twain Medical are located in the City limits. Dignity Health/Mark Twain Medical is currently constructing a new medical center in Angels Camp on Stanislaus Avenue.

Table 44: Available Acreage for Development of Emergency/Homeless Shelters, as a Permitted Use

2020 General Plan	New Development		Re-Develop		Total Acres±
	Acreage± Vacant	Parcels± Vacant	Acreage± Under-developed	Parcels± Under-developed	
Central Commercial (CC)	32.93	45	19.45	25	52.38
Suburban (Shopping Center) Commercial (SC)	45.01	12	23.11	2	68.12
Total	77.94	57	42.56	27	120.5

/a/ Total exceeds 269.47 available for housing due to availability of Special Planning parcels designated for multiple uses (not designated residential)

Except for Prompt Care medical clinics, most supportive services for those in emergency shelters are located in San Andreas and require access to transit. All Central Commercial and Suburban Commercial zones (which permit emergency and homeless shelters by right) are located along SR 49. Public transit stops are spaced within two miles of each other along State Route 49 (i.e., accessible to any potential homeless/emergency shelters in these zoning districts).

Emergency shelters are governed by AMC Section 17.06.180, adopted in 2015 as follows:

Emergency shelters are nondiscretionary permitted uses in the CC and SC zoning districts.

Emergency shelters shall meet all of the following nondiscretionary standards:

A. The lot area, height and setback requirements established by the zoning district in which the emergency shelter is located shall apply. Conversions of existing legal nonconforming structures to emergency shelters shall comply with the nonconforming use provisions of the applicable zoning district with respect to lot area, height and setback requirements.

B. The applicant or operator shall submit a management and operation plan for the facility for review and approval by the planning director in consultation with the chief of police prior to issuance of building permits. The plan shall remain active throughout the life of the facility with changes subject to review and approval by the planning director in consultation with chief of police. The plan shall address:

1. Lighting. External lighting sufficient to ensure fully lit parking, gathering, and waiting area. Lighting shall be directed away from adjacent properties and be shielded and downcast to minimize light leakage on neighboring properties.

2. On-Site Management. On-site management by a qualified professional shall be provided during all hours of operation when clients are present. Each shelter shall be operated by a

responsible agency, organization, group or individual with experience managing and/or providing social services. The on-site manager shall be present at the shelter at all times the shelter is in operation and shall have authority to enforce the provisions of the management plan. The plan shall describe the level of training and qualifications required for on-site managers and the ratio of on-site managers to clients.

3. Hours of Operation. Each shelter shall establish and maintain set hours of operation for client intake and discharge. Hours shall be clearly displayed at the entrance to the shelter at all times. On-site managers shall discourage loitering during non-intake hours of operation.

4. Noise. Shelters shall comply with the noise standards established in the general plan.

5. Storage. Specify the number and size of proposed storage facilities for temporary storage of residents' belongings. Personal effects shall be stored in an enclosed structure unless otherwise specified in the management and operation plan.

6. Security. On-site security shall be provided during the hours the shelter is in operation.

7. Coordination. Coordination between facility staff, law enforcement, and emergency response personnel.

8. Emergency Contact(s). If the landowner of record is not the designated emergency contact, the name of the emergency contact individual (or individuals) that can be reached twenty-four hours a day, seven days a week shall be provided to the city. The city shall make contact information available to emergency response agencies (e.g., police and fire). For protective purposes, this information will be retained only in confidential files and not in any publicly available document for domestic violence shelters.

9. State License. If licensing or similar certification is required by the state for the facility, the shelter shall provide evidence of compliance with the state regulations to the city. For protective purposes, this information will not be retained in any publicly available document for domestic violence shelters.

10. Level of Use. Details related to facility capacity and level of use shall be reported to the city for use in ongoing updates of the city's general plan housing element and housing needs assessment (approximately once every five years). For protective purposes, this provision does

not apply to domestic violence shelters unless such information can be made available without risk to shelter occupants.

11. Pets. Policies regarding pets shall be included in the management and operation plan; kennels, as defined in the municipal code, shall be subject to the same permitting requirements as other uses (including requirements for a discretionary permit).

12. Trash. A screened trash enclosure shall be provided for each shelter. The location and size of the refuse disposal area shall be identified in the plan.

C. Interior Waiting/Intake Area. A separate enclosed interior client waiting room or intake area shall be provided for all shelters. The size of the interior waiting room or intake area shall be no less than one hundred square feet.

D. Exterior waiting or gathering areas shall be fenced, screened and landscaped.

E. The maximum number of beds in each shelter will be limited to the facility's ability to provide basic sanitation for all clients. A minimum of one shower and one toilet shall be supplied for every eight beds per gender and a private toilet/shower for each family unless more stringent standards are adopted per the applicable building and plumbing codes.

F. Outdoor Cleanliness. Outdoor areas shall be kept clean and free of debris and litter.

G. Off-street parking shall be provided at 0.4 times the lawful occupancy limit.

H. At least one bike rack shall be provided per facility.

I. A new emergency shelter shall not be located closer than three hundred feet from the exterior of an existing emergency shelter.

J. The length of stay for clients shall not exceed six months.

K. Permitted accessory uses for emergency shelters shall include: commercial dining facilities, laundry room(s), recreational/common areas, social and medical services, and child care facilities for current residents. Dining facilities may be subject to additional permitting requirements through the Calaveras County environmental health department.

L. New facilities remain subject to all nondiscretionary requirements of the underlying zoning district including compliance with adopted design standards. Where a discretionary design review process is required for design review in the underlying district, the facility will comply with the applicable adopted design standards in conjunction with issuance of a building permit subject only to review by the planning director and without the necessity of undertaking the formal design review permit process. (Ord. 469 (part), 2015)

The preceding is expected to provide ample opportunities for accommodating the 48 homeless individuals estimated to live in the City limits in two medium or four-small emergency or homeless shelters as necessary to fill the gap identified in the preceding paragraphs.

5.8.2.3 Transitional and Supportive Housing (in Support of Homeless Populations and as Special Needs Housing)

Transitional housing, which can provide temporary housing for victims of domestic abuse, those recovering from addiction and similar circumstances that might lead to homelessness and supportive housing which provides a more permanent solution to assisting those requiring some level of ongoing medical or other professional supervision, pursuant to Chapter 17.34 of the AMC, are:

- A Permitted use in the Single-Family, Two-Family and Multi-Family zoning districts, and
- Conditional use in the Central Commercial, Shopping Center Commercial and Industrial zoning districts.

Transitional and Supportive housing is a permitted use in R-1, R-2 and R-3 zoning districts. It is expected that these facilities will be proposed in existing residences rather than undertaking the cost of constructing a new home. Therefore, most of the City's existing housing units may be used for transitional or supportive housing as a permitted use. Alternatively, the City's vacant R-1, R-2, or R-3 parcels (**Appendix 2H**), may be used to construct new transitional or supportive housing.

Where transitional housing is a permitted use (R-1, R-2, and R-3), AMC Sections 17.21.020(D), 17.24.020(D), and 17.18.020(B) state that:

Transitional housing or supportive housing within a permitted single-family dwelling. These uses are considered residential uses subject only to those restrictions that apply to other residential uses of the same type in this same zone. (Ord. 469 (part), 2015; Ord. 270 (part), 1984)

As shown in Table 55, Transitional and Supportive Housing are not permitted uses in certain zoning districts due to the following:

- Historical Commercial (HC). The downtown historical district (zoned HC) is composed of buildings dating from the late 1850s. The buildings have little or no yards (zero lot lines) and most do not meet ADA requirements due to their age. The district has limited parking. The area is a tourist attraction and no supportive services are located in the district. Given the accessibility constraints, lack of outdoor play area (for supportive housing that includes children) and, primarily, due to the lack of nearby supportive services; transitional and supportive housing are not permitted uses in the district.

- Business Attraction and Expansion (BAE). This district is reserved for providing living-wage generating jobs to achieve the City’s jobs/housing balance. Work-force (i.e., affordable) housing is allowed in the district; however, given the limited supply of land carrying this zoning designation, uses are relatively limited as necessary to conserve the property for job generation purposes. Therefore, transitional and supportive housing are not permitted uses in the district.
- Light Commercial (LC)
LC is consistent only with the BAE general plan land use designation. All lands carrying the BAE general plan land use designation in the City Limits are currently zoned BAE and do not allow transitional and supportive housing for the reasons described in the preceding paragraph. There is no land is currently zoned LC in the City Limits. It is intended to provide supportive commercial services to workers on BAE land (e.g. childcare, small restaurants) where such uses may not have been contemplated under the general plan. Establishing LC would require a relatively rigorous planning review through the rezoning process. Such a process is considered inconsistent with the provision of transitional and supportive housing—those uses generally have a higher likelihood of approval using a planning process that is subject to less scrutiny than generally occurs with a rezoning.
- Visitor Serving Commercial (VC).
VC is one of several zoning districts consistent with the SP (Special Planning), Shopping Center (SC) and Community Commercial (CC) general plan land use designations. These general plan land use designations are also consistent with the Shopping Center Commercial and Community Commercial zoning districts which allow transitional and supportive housing as a conditional use. All lands carrying the SC and CC general plan land use designation in the City Limits are currently zoned either SC or CC and allow transitional and supportive housing as a conditional use. There is no land is currently zoned VC in the City Limits. It is intended to serve visitors with such uses as gas stations, hotels, and motels in unique locations where such uses may not have been contemplated under the general plan. Establishing VC would require a relatively rigorous planning review through the rezoning process. Such a process is considered inconsistent with the provision of transitional and supportive housing—those uses generally have a higher likelihood of approval using a planning process that is subject to less scrutiny than generally occurs with a rezoning.

The Special Planning zoning district (which has not yet been established as a zoning district), is expected to allow for transitional and supportive housing

The AMC has not yet incorporated the provisions of AB 2162 (Permanent Supportive Housing by Right Processing). Therefore, a code amendment will be necessary to incorporate the processing limitations and requirements and, additionally, exemptions for parking within ½ mile of a public transit stop. There are no zoning districts that allow multi-family or mixed uses that do not also permit supportive housing. The following new program addresses the necessary amendment:

2.D.o Supportive Housing

Amend the municipal code to incorporate the supportive housing by right provisions of AB 2162 (Government Code Section 65583.2(i))

In addition to the preceding, the current code states:

*Transitional housing or supportive housing within a permitted **single-family dwelling**. These uses are considered residential uses subject only to those restrictions that apply to other residential uses of the same type in this same zone.*

The intent of the code revision was to allow transitional and supportive housing within any residential dwelling unit within all zones allowing residential subject only to those restrictions that apply to other residential uses in the same zone. Therefore, the following program is proposed:

2.D.q Amend the Municipal Code – Transitional and Supportive Housing

Amend the Municipal Code to clarify that transitional and supportive housing are considered residential uses in all zones allowing residential subject only to those restrictions that apply to other residential uses of the same type in this same zone (e.g., R-1, R-2, R-3, CC, SC, I1, and I2).

5.8.2.4 Low Barrier Navigation Center

A Low Barrier Navigation Center is:

“A Housing First, low-barrier, service enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.”

The City does not currently address Low Barrier Navigation Centers in accordance with AB 101. HCD has not yet issued guidelines for the new legislation. The City proposes the addition of the following Housing Element Program to closely follow that of the City’s program of Emergency and Homeless Shelters for compliance with state law:

2.D.p. Low Barrier Navigation Center

Amend the Municipal Code to define Low Barrier Navigation Center in compliance with state law and establish it as a use, by right, in areas zoned for mixed uses and non-residential zones permitting multi-family uses subject to those requirements allowed under state law. Include processing requirements for application review and processing.

5.8.2.5 Other Programs in Support of Homeless/Special Needs Housing

Other Housing Element Programs in support of the provision of housing for the Homeless include:

- **Program 2.D.b Facilitate the Provision of Special Needs Housing.**
The program encourages City assistance to identify suitable sites, assist with applications, support special needs housing for multiple agencies including the Central Sierra CoC.
- **Program 2.D.c Facilitate the Establishment of Housing for Special Needs Populations for Facilities Accommodating Six or Fewer Residents**

This program, partially implemented with the adoption of Ordinance 469 on February 17, 2015 was further refined in 2015 and 2018 with the adoption of Ordinances 473 and 484, respectively (**Appendix 2C**). The outcomes of this program are described in the preceding paragraphs.

- **Program 2.A.f Encourage Co-Housing/Cooperative Housing/and Tiny Houses**
The Program encourages a variety of housing types, including the use of tiny houses as a permanent or temporary solution for housing for the homeless or those at risk of homelessness.
- **Program 2.A.a Housing Coordinator**This program would encourage more active participation by the City in the Central Sierra CoC programs.
- **Program 2.A.h Encourage the Establishment of Single-Room Occupancy Housing**
To increase the supply of smaller, more affordable housing units including facilities providing communal dining facilities with separate living quarters
- **2.B.h Codify the State’s Housing Accountability Act Requirements**
Codifying these requirements could assist with NIMBYism often associated with Special Needs Housing, in particular, emergency shelters.

5.8.3 Seniors

5.8.3.1 Existing Conditions

Table 45: Senior Households City of Angels 2012-2016

	Estimate	% of Total	Margin of Error
Owner Occupied	508	68.2	±181
Householder 65-74 years	341		±105
Householder 75-84 years	143		±48
Householder 85 years and over	24		±28
Renter Occupied	237	31.8	±157
Householder 65-74 years	143		±76
Householder 75-84 years	34		±25
Householder 85 years and over	60		±56
Total Owner and Renter Occupied	745	100.0	±338
Householder 65-74 years	484		±181
Householder 75-84 years	177		±73
Householder 85 years and over	84		±84

Source: ACS B25007 (2012-2016) Universe: Total Households 1,769 ±161

The number of households with seniors has increased since 2010 from 629 (38.2% of all households) to 745 (42.1%) in 2016. This upward trend is expected to continue as the City of Angels continues to attract retired persons as permanent residents and the existing population of retirees ages.

5.8.3.2 Analysis and Program Response - Seniors

The large number of existing senior households and the City’s aging population identifies a need for:

- Senior Housing - opportunities including small-sized (1-2 bedroom), easily accessible (i.e., single-story) homes located near support facilities and transportation
- Various levels of independent and assisted-living facilities for seniors
- Long-term and congregate care facilities
- Group quarters for assisted living
- Affordable housing for fixed income seniors

Housing Element Programs included to address these needs include:

- **Program 2.D.a Continue to Support the Establishment of Senior Housing**
To continue to support the provision of congregate care, convalescent, and long-term care facilities and small facilities providing senior housing within the City limits including the adoption of programs for Tri-Level Living Communities
- **Program 2.D.f Encourage Co-Housing/Cooperative Housing/and Tiny Houses**
To allow for a mix of age groups in a community setting providing mutual benefits (e.g., seniors providing childcare, younger adults assisting seniors)
- **Program 2.A.h Encourage the Establishment of Single-Room Occupancy Housing**
To increase the supply of smaller, more affordable housing units including facilities where assisted living might be accomplished through the provision of communal dining facilities with separate living quarters
- **Program 2.B.b Continue to Provide Flexible Standards for On- and Off-Site Improvements for the Construction of Extremely Low-to-Moderate Income Housing**
To increase affordability of new housing for seniors by reflecting the special needs of some senior populations (e.g., reduced parking, increased public transportation)
- **Program 2.A.d Vacation Rentals/2nd Home Properties/Underused Sites**
Will identify methods to make available underused vacation rentals/2nd homes for year-round rental properties (including the addition of rental second unit/caretaker residences on frequently vacant parcels serving target populations (e.g., individuals living alone 65 years of age or older).
- **Program 2.D.b Facilitate the Provision of Special Needs Housing**
The program encourages City assistance to identify suitable sites, assist with applications, support special needs housing for multiple agencies including The Resource Connection and Calaveras County Housing Coalition
- **Program 2.D.c Facilitate the Establishment of Housing for Special Needs Populations for Facilities Accommodating Six or Fewer Residents**
This program, partially implemented with the adoption of Ordinance 469 on February 17, 2015 was further refined in 2015 and 2018 with the adoption of Ordinances 473 and 484, respectively (**Appendix 2C**). The amendments allow:

Convalescent facilities as a:

- Permitted Use in the: Single, two-family, multi-family and industrial zoning districts
- Site plan review in the Community Commercial, Shopping Center Commercial and Business Attraction and Expansion;

- A Conditional Use only in the Historical Commercial District

Adult Day Care and Residential Care Facilities as a:

- Permitted Use in the: Single, two-family, multi-family and industrial zoning districts
- A Conditional Use in all other zoning districts
- **Program 2.B.d Revise the City’s Accessory Dwelling Unit Ordinance**
This program could provide opportunities for seniors to live near family members extending independent living opportunities
- **Program 2.B.i Update the City’s Mobilehome/Manufactured Housing Provisions**
Manufactured housing provides an affordable housing option for seniors. Updating the City’s codes to facilitate their use is recommended.
- **Program 2.D.j Incorporate Facilities for Special Needs Populations in the Design of Public Use Centers**
The program assists planners in project design for new park and community centers prompting the inclusion of recreational and community facilities useable and accessible to all age groups.
- **Program 2.D.l Cooperate with Service Providers to Reduce Rates**
This program continues an ongoing City policy to work cooperatively with service providers (e.g., CalWaste, PG&E) to provide information to those agencies as necessary to allow for low income households, including seniors, rate reductions

5.8.4 Group Quarters

5.8.4.1 Existing Conditions Group Quarters

The City’s population in group quarters lives in Foothill Village, a senior living community with both independent and assisted living. The City has no population in institutionalized group quarters.

Table 46: Population in Non-Institutionalized Group Quarters by Age & Sex (Angels Camp – Census 2010)

Population Description	Male	Female	Total Number	% of Total
65 or over	23	24	47	100

Source: 2010 Census, DP-1 Profile of General Population and Housing Characteristics:
2010 Angels City

5.8.4.2 Analysis and Policy Response – Group Quarters

In addition to the programs identified to facilitate Senior Housing, non-senior Group Quarters are addressed as follows:

As previously noted, the City implemented 2009-2014 Housing Element **Program 2.D.d (Facilitate the Provision of Transitional Shelters/Housing, Supportive Housing, Emergency/Homeless Shelters, Domestic Violence Shelters)** with the adoption of Ordinance 469 on February 17, 2015. The City Municipal Code was further refined in 2015 and 2018 with the adoption of Ordinances 473

ad 484, respectively (**Appendix 2C**). AMC Chapter 17.34 currently permits group quarters, including transitional and supportive housing as follows:

- Permitted Use in the single-family, two-family and multi-family zoning districts
- Conditional Uses in the Central Commercial, Shopping Center Commercial and Industrial zoning districts.

The Housing Element further addresses the provision of special needs housing as follows:

- **Program 2.D.b Facilitate the Provision of Special Needs Housing**
The program encourages City assistance to identify suitable sites, assist with applications, support special needs housing for multiple agencies including Sierra Hope and local non-profits. The City recently assisted a local non-profit in establishing transitional housing in the Central Commercial zoning district for women with children – most of them recovery from addictions. The City anticipates creating a map of all land available city-wide to identify additional parcels available for similar group quarters pursuant to the program.
- **Program 2.D.c Facilitate the Establishment of Housing for Special Needs Populations for Facilities Accommodating Six or Fewer Residents**
The program calls for amendments to the municipal code to eliminate public hearings in certain zoning districts for group homes of six or less for such uses as:
Community care facilities, alcoholism recovery or treatment facilities, drug abuse recovery or treatment facilities and related group quarters.

5.8.5 Extremely Low-Income Households/Poverty/Impoverished

Extremely low income (ELI) is defined as below 30% median family income. The estimated City housing need for ELIs is 29± units. Approximately 18.9% of the City's households are ELI.

Table 47: Extremely Low Income Households Angels Camp

Income/Tenure	Number	Percentage of total households
Extremely Low Income Renters	200	11.8%
Extremely Low Income Owners	120	7.1%
Total	320	18.9%

Source: 2006-2015 CHAS Data Sets: https://www.huduser.gov/portal/datasets/cp.html#2011-2015_data

ELI households may require subsidies for housing and reduced utility fees once housed. In addition to lowering impact mitigation fees to encourage construction of additional housing for ELI families, the Housing Element includes the following programs:

- **Program 2.D.l Cooperate with Service Providers to Reduce Rates**
The City will continue working with utility service providers (e.g., CalWaste, PG&E) to establish and provide rate reductions for low-income households
- **Program 2.D.m Housing Choice Vouchers Program**
The City will provide information to residents to assist them in securing Housing Choice Vouchers.

5.8.6 Single-Family Heads of Household & Families Living under the Poverty Level

5.8.6.1 Existing Conditions

Table 48: Female-Headed Households/Families Living Under the Poverty Level

City of Angels – 2016

Householder Type	#	Percent of Total
Female-headed householders	181	18.8%
<i>Female heads with own children</i>	98	10.2
<i>Female heads without children</i>	83	8.6
Total householders	961	100%
<i>Female headed householders living under the poverty level</i>	71	7%
<i>Total families living under the poverty level</i>	213	22%

Source: ACS B17012 (2012-2016)

5.8.6.2 Analysis and Policy Response

As illustrated, 39% of female-headed households live under the poverty level and 22% of all families in Angels Camp are living under the poverty level.

As identified in the preceding table, 18.8% of the City’s total households are headed by females. 10.2% of total households are headed by females with their own children. One of the critical issues for single-family headed households is the provision of adequate childcare.

Per Census 2010, the City of Angels Camp included 526± children under age 12 (approximately 10% of the County’s 0-to-12 population).

According to the 2014 Calaveras Child Care Council (CCCC), Child Care Needs Assessment Update (adopted January 2015) Calaveras County (including the City of Angels Camp) had 1,138 childcare spaces and 63 childcare providers/facilities, which include 127 infant spaces, 580 preschool spaces, and 431 school age spaces. The total shortfall in childcare for the County equals was 547± spaces, the majority of which were school age spaces (57% of the demand for school age children is not being met) and infant spaces (a 34% shortfall). Overall, about 68 percent of children needing licensed care have a space available countywide. The shortage was projected to increase to 982 spaces in 2018, assuming no new supply. There is a need for additional facilities to meet the childcare needs of existing and future residents.

Pursuant to code amendments completed in 2015 and 2018, zoning districts allowing day care facilities as a permitted use are:

14 or fewer children – Permitted in R1, R2, R3 zones

15 or more children – Permitted in BAE, I1, I2 zones

Child Day Care Centers - Subject to a site plan review (non-discretionary) in CC, SC and BAE, VC, and LC zoning districts

The use is conditional for:

- 6 or fewer children in the HC, CC, SC, BAE, I1, I2, VC, LC zones
- 7-14 children in the HC, CC, SC, BAE I1, I2 zones
- 15 or more children in the R1, R2, R3, HC, CC, SC, I1, I2 zones
- Child Day Care Centers in R2, R3, and HC zones

Other programs addressing the special needs of single-female headed households and families living below the poverty level are found in special needs housing sections: Homeless, Group Quarters, and Extremely Low Income and Jobs/Housing Balance.

5.8.7 Domestic Violence Shelters

See Transitional and Supportive Housing, Homeless and Group Quarters

5.8.8 Poverty/Impoverished

5.8.9 See Extremely Low-Income Households, Large Households

Large households are defined as those having 5 or more persons.

Table 49: Large Households by Tenure (Angels Camp, 2012-2016)

Tenure/Household Size	#	% of Total 5+ Households	% of All Households (1,769)
Owner Households 5+ Persons	41	50	2.3%
Renter Households 5+ Persons	41	50	2.3%
Total Households 5+ Persons	82	100	4.6%

Source: ACS B25009 (2012-2016)

Large households constitute approximately 4.6% of all households with approximately half being owner and half being renter households. HUD's CHAS database (2007-2011) indicated that, there were no large households in Angels Camp overpaying for housing. Based on this analysis, no new programs are proposed in response to address large households (See also Farm Worker Housing).

5.8.10 Farm Workers

The 2017 USDA Census of Agriculture for Calaveras County reports a total of 416 farm workers county-wide with 99 (23.8%) remaining 150 days or more. 81.2% of all farmworkers are migrant.

5.8.10.1 Analysis and Response - Farmworkers

Fluctuations in farmworker numbers may be attributed to the growth of the County's wine-grape industry; however, in more recent years, these fluctuations are likely associated with changing regulations related to growing cannabis in Calaveras County. Angels Camp prohibits growing cannabis except for personal use indoors (i.e., not requiring farmworkers).

Some farm workers in Calaveras County are employed in reforestation after timber harvesting (e.g., re-planting trees). Reforestation activities generally occur in the county's higher elevations and are often seasonal. As a result, the demand for farm worker housing for those employed in reforestation activities is normally greatest at elevations of 3,000 feet and above (i.e., close to the forest and relatively distant from the City limits). Given the Butte Fire devastation in Calaveras County, a potential increase in reforestation efforts and corresponding increase in farmworkers may occur

during the planning period. Conversely, the county's non-forest agricultural crops are grown below 3,000 feet (i.e., closer to the City limits). These generally include some limited grape-growing, olives, cattle ranching and related products.

Consistent with most cities, Angels Camp no longer maintains an agricultural general plan land use designation or zoning district. Final rezoning to reflect changes in General Plan 2020 are pending as of 2019; however, it is anticipated that General Plan 2020's rural residential (RR) land use will generate a limited number of parcels zoned RE-5 (Residential Estate, five acre minimum). One purpose of the district is to provide for single-family residential homes with some limited agricultural uses on large lots in a semi-rural environment. However, these land uses are not expected to generate agricultural uses that generate a need for farm workers outside of family members.

In summary, the primary emphasis of farm worker housing in Angels Camp is the provision of housing for the migrant farm worker employed in the production of non-forest crops and farm commodities grown outside the City limits.

Consistent with the county's 2019-2027 Regional Housing Needs Assessment, Angels Camp provides approximately 18.2% of the county's housing. While farm workers are more likely to reside outside, the City limits, the City will plan for approximately 18.2% of farmworker housing countywide, or housing for 76± farm workers. Of these, 57± are expected to require short-term housing and 19± individuals will require semi-permanent housing in the City.

Some migrant farmworkers travel alone and live in groups in homes, while others may travel with families with average household sizes ranging between 3 and 4 individuals. This indicates the need for low or very low-income rentals with 3-4 bedrooms or housing similar to boarding houses.

As a result of 2015 and 2018 municipal code updates, Chapter 17.34 of the AMC allows suitable farmworker housing in the form of lodging and boarding houses as follows:

- A permitted use for 3 or fewer individuals/dwelling in the R1, R2 and R3 zoning districts.
- A conditional use for 3 or fewer individuals/dwelling in all remaining zoning districts
- A conditional use for 4 or more per dwelling or dwellings. in all zoning districts except R-1

In addition, the Housing Element includes the following programs addressing farmworker housing and additional amendments necessary for the adequate provision of employee housing:

Program 2.D.d Facilitate Employee Housing/Farmworker Housing

Is intended to assist in the provision of housing for farm worker and other employee housing in the City consistent with the Employee Housing Act. The program proposes code amendments for six or fewer employees to be a permitted use in all residential districts and to recognize that any employee housing consisting of no more than 36 beds in group quarters or 12 units or spaces designed for use by a single family or household is an agricultural land use that differs in no way from other agricultural land uses.

In the interim, and in actual practice, the City continues to enforce all provisions of the Employee Housing Act despite the need to update the municipal code (the municipal code is considered null and void where it conflicts with state law and the provisions of state law supersede). Code amendments

were stalled due to a lack of funding in the 2014-2019 planning period; however, municipal code updates are ongoing and those applicable to housing are expected to be completed by the end of the 2027 planning period.

5.8.11 Disabled (Physical and Developmental Impairments)

5.8.11.1 Existing Conditions

Persons with disabilities include those with both physical and developmental disabilities. The Census no longer undertakes a comprehensive accounting of the disabled within various jurisdictions (i.e., the number of households occupied by disabled persons). Disabled persons often need housing with modifications to accommodate physical disabilities, which are located near services and which are easy to maintain. The following summarizes range of physical and developmental disabilities to be considered in developing housing in the City.

Table 50: Persons with Disabilities by Disability Type and Age - Angels Camp 2012-2016

Type of Disability	#	%
Total Disabilities Tallied	1,104	100.00
Total Disabilities for Ages 5-64	654	59.24
Hearing difficulty	209	18.93
Vision difficulty	155	14.04
Cognitive difficulty	341	30.89
Ambulatory Difficulty	315	28.53
Self-Care Difficulty	121	10.96
Independent Living Difficulty	168	15.22
Total Disabilities for Ages 65 and Over	450	40.76
Hearing difficulty	212	19.20
Vision difficulty	91	8.24
Cognitive difficulty	130	11.78
Ambulatory Difficulty	250	22.64
Self-Care Difficulty	92	8.33
Independent Living Difficulty	117	10.60

Source: ACS S1810 (2012-2016)

Table 51: Persons with Disability by Employment Status (ACS 2012-2016)

	Number	Percent
Total	2,080	100%
In the labor force:	1,382	66.44
Employed:	1,360	65.38
With disability	164	7.88
No disability	1,196	57.50
Unemployed:	22	1.06
With disability	0	0.00
No disability	22	1.06
Not in the labor force:	698	33.56
With disability	327	15.72
No disability	321	17.84

Table 52: Developmental Disabilities by Age by Zip Code

City/Zip Code	0-17 years	18+ years	Total by Age
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Altaville (95221)	<11	0	>0
Angels Camp (95222)	<11	22	>22

Source: Department of Developmental Services, June 2018

<http://www.dds.ca.gov/FactsStats/docs/ZIPCodes.xlsx>

Table 53: Developmentally Disabled by Living Quarters by Zip Code

City/Zip Code	Home of parent/family or guardian	Independent/ supported living	Community Care Facilities	Intermediate Care Facility	Foster /Family Home	Other	Total
Altaville 95221	<11	0	0	0	0	0	>11
Angels Camp 95222	24	<11	<11	0	0	0	>24

Source: Department of Developmental Services, June 2018

<http://www.dds.ca.gov/FactsStats/docs/ZIPCodes.xlsx>

5.8.11.2 Analysis and Response

Based on the preceding, 491± disabled individuals were living in Angels Camp in 2018. For those aged 5 to 64, the most frequently occurring disabilities are, in order: cognitive, ambulatory, hearing, independent living, vision and self-care. In contrast, for those 65 and over, most frequently occurring disabilities, in order, are: ambulatory, hearing, cognitive, independent living, self-care, and vision.

Per the Department of Developmental Services 24± developmentally disabled individuals, most over the age of 18 were living in the City of Angels (i.e., Altaville and Angels Camp). Of these, most live with a parent or guardian.

Based on the nature of the physical disabilities identified, special needs housing in Angels Camp should place a high priority housing providing access for wheelchairs, walkers, and similar ambulatory aids for all age groups with adequate electrical outlets (with battery back-ups) to support electronic devices assisting for hearing and visual impairments. For those with self-care or cognitive impairments, group quarters or supportive housing may be necessary.

In the case of developmental disabilities, supportive housing (group homes) may be necessary to meet the special housing needs of this population.

5.8.11.3 Constraints Analysis (Disabled)/Reasonable Accommodation

The City removed multiple constraints to the development of housing for the disabled during the 2009-2014 planning period as follows:

Adopted Ordinance 468 in February 2015 to include a procedure (Angels Camp Municipal Code Section 17.06.200) for granting reasonable accommodations for persons with disabilities without the need for a variance from the zoning code thereby implementing 2009-2014 **Program 2.D.m (Reasonable Accommodation)** and portions of 2009-2014 **Program 2.D.h Enforce the Provisions of the Fair Housing Act**

To address remaining constraints, the City will implement, or continue to implement, in the 2019-2027 planning period:

- **Program 2.D.c Facilitate the Establishment of Housing for Special Needs Populations for Facilities Accommodating Six or Fewer Residents**

The program, partially implemented in 2015 with updates in 2018, requires some additional municipal code revisions to ensure that the following uses are included as group quarters and/or supportive housing for this special needs population: intermediate care facilities, developmentally disabled habilitatives, intermediate day care facility/developmentally disabled nursing or congregate living health care facilities, residential care facilities, community care facilities, facilities for those with mental illness, handicapped persons and related.

- **Program 2.D.f Enforce the Provisions of the Fair Housing Act**

This program was largely implemented with the adoption of Ordinance 468 (February 2015) providing a reasonable accommodation procedure that eliminates the necessity to obtain a variance to allow for exceptions to the zoning code to accommodate the disabled. The remainder of this program will be implemented by updating the code to make certain exceptions “by right,” without the need for seeking a reasonable accommodation exception.

The following table summarizes 2019-2027 Housing Element programs designed to address Special Housing Needs in Angels Camp.

Table 54: Housing Element Response to Special Needs Housing

Program	Single-Female	Senior	ELI Poverty	Farmworker	Homeless	Over-payer	Over-crowded	Physical Disability	Developmentally Disabled
2.A.b Encourage Small, affordable housing units throughout the City/Map Infill	X	X	X		X	X		X	
2.A.e. Facilitate moderate wage job training	X		X		X	X			
2.A.f Encourage co-housing/cooperative housing and Tiny Houses	X	X	X	X	X	X		X	X
2.A.h Encourage single-room occupancy housing	X	X	X		X	X			
2.A.j New construction affordable housing	X	X	X	X	X	X	X	X	X
2.B.d Accessory dwelling units		X	X		X				
2.B.h Codify the State's Housing Accountability Act Requirements			X	X	X				X
2.B.i Allow Second Floor Housing Units in Commercial Buildings			X			X			
2.C.b Continue to monitor the status of at-risk units	X		X			X			
2.C.c Facilitate right of first refusal agreements for at-risk units	X		X			X			
2.C.d Provide educational materials for tenants of at-risk housing developments	X		X			X			
2.C.k Update the 2009 Housing Conditions Survey (including income surveys)	X	X	X	X		X	X	X	X
2.D.a Continue to Support Establishment of Senior Housing		X							
2.D.b Facilitate Provision of Special Needs Housing	X	X	X	X	X	X	X	X	X

Program	Single-Female	Senior	ELI Poverty	Farmworker	Homeless	Over-payer	Over-crowded	Physical Disability	Developmentally Disabled
2.D.c Facilitate housing for Special Needs Populations – Facilities Accommodating Six or Fewer Residents	X	X	X		X			X	X
2.D.d Facilitate Employee Housing/ Farmworker Housing			X	X					
2.D.e Facilitate Family Day Care	X								
2.D.f Supporting Satellite Campus/Learning Centers	X		X		X	X		X	X
2.D.g Enforce Fair Housing Act	X	X		X				X	X
2.D.h Provide Information for Renters	X	X	X	X		X			
2.D.i Homebuyer's Assistance Program	X	X	X			X	X	X	
2.D.j Cooperative City/County efforts			X		X				X
2.D.k Facilities for Special Need Populations in Design of Public Use Centers	X	X	X		X			X	X
2.D.l Healthy Arts Program	X	X						X	X
2.D.m Cooperate with Service Providers to Reduce Rates	X	X	X	X	X	X			
2.D.n Housing Choice Vouchers Program	X	X	X	X	X	X			

Ordinance 473, adopted in 2015 and updated pursuant to Ordinance 484 in 2018 (**Appendix 2C**) updated the AMC to implement multiple Housing Element programs addressing Special Housing Needs as summarized in the following excerpt from AMC Chapter 17.34.

Table 55: Angels Municipal Code Response to Special Needs Housing – Including Transitional and Supportive Housing

TABLE 17.34.080--PERMITTED AND CONDITIONAL USES

Table--Permitted, Conditional Use, and Site Plan Review Land Uses

LAND USE	ZONE DISTRICTS											NOTES
	R1	R2	R3	HC	CC	SC	BAE	I1	I2	VC	LC	
Dwellings												
Single-Family Dwelling	P	P	P	NP	NP	NP	NP	NP	NP	NP	NP	
Second Dwelling Units	P	P	P	NP	NP	NP	NP	NP	NP	NP	NP	
Manufactured Homes	P	P	P	NP	NP	NP	NP	NP	NP	NP	NP	
Multiple-Family--Duplex, Triplex, Fourplex, Apartments	NP	P	P	C	C	C	C	C	C	C	C	
Mobile Home Parks	NP	NP	NP	NP	SP	C	SP	SP	C	C	C	
Mixed Use-- Residential/Commercial	NP	NP	NP	P	C	C	C	C	C	C	C	
Other Residential Uses within Dwellings												
Lodging and Boarding (3 or fewer persons, 1 dwelling)	P	P	P	C	C	C	C	C	C	C	C	
Lodging and Boarding (4 or more persons, 1 dwelling)	NP	C	C	C	C	C	C	C	C	C	C	
Lodging and Boarding (4 or more persons, 2 dwellings)	NP	C	C	C	C	C	C	C	C	C	C	

Table--Permitted, Conditional Use, and Site Plan Review Land Uses

LAND USE	ZONE DISTRICTS											NOTES
	R1	R2	R3	HC	CC	SC	BAE	I1	I2	VC	LC	
Social Assistance Services												
Assisted Living Facility (large--7 or more)	C	C	P	SP	SP	SP	SP	C	C	C	SP	
Assisted Living Facility (small--6 or fewer)	P	P	P	SP	SP	SP	SP	C	C	C	SP	
Adult Day Care (small--6 or less)	P	P	P	C	C	C	C	C	C	C	C	
Adult Day Care (large--7 or more)	C	C	C	SP	SP	SP	SP	C	C	SP	SP	
Day Care Home--Small Family (6 or fewer children)	P	P	P	C	C	C	C	C	C	C	C	
Day Care Home--Large Family (7--14 children)	P	P	P	C	C	C	C	C	C	NP	NP	
Child Day Care Home (15 or more children)	C	C	C	C	C	C	P	C	C	NP	NP	
Child Day Care Center	NP	C	C	C	SP	SP	SP	P	P	SP	SP	
Convalescent and Other Facilities (6 or fewer)	P	P	P	C	SP	SP	SP	P	P	SP	SP	
Convalescent and Other Care Facility (7 or more)	C	C	C	C	SP	SP	SP	P	P	SP	SP	
Emergency Shelter	NP	NP	NP	C	P	P	C	C	C	NP	NP	
Homeless Shelter	NP	NP	NP	C	P	P	C	C	C	NP	NP	
Residential Care Facility (6 or fewer persons)	P	P	P	C	C	C	C	C	C	C	C	
Residential Care Facility (7 or more persons)	C	C	C	NP	C	C	C	C	C	NP	NP	
Supportive Housing	P	P	P	NP	C	C	NP	C	C	NP	NP	
Transitional Housing	P	P	P	NP	C	C	NP	C	C	NP	NP	
CIVIC/INSTITUTIONAL												
Substance Abuse Clinic/Facility	NP	NP	NP	C	C/ SP	C/ SP	C/ SP	C	C	C	C	

(Ord. 484 §1(part), 2018; Ord. 473 §8, 2015)

Legend	
Abbreviations	
R1	Single-Family Residential
R2	Two-Family Residential
R3	Multifamily Residential
HC	Historical Commercial
CC	Central Commercial
SC	Suburban Commercial
BAE	Business Attraction and Expansion
I1	Industrial Light
I2	Industrial Heavy
VC	Visitor Serving Commercial
LC	Light Commercial
P	Permitted
C	Conditional Use
NP	Not Permitted
SP	Site Plan Review/a/

5.9 Assisted Housing Developments & At-Risk Housing Developments

5.9.1 Existing Conditions

At-Risk Housing Developments are privately-owned multi-family rental developments partly financed either by the United States' Department of Agriculture (USDA) or by the Housing and Urban Development Department (HUD) which are at-risk for conversion to market-rate rents. There is a single apartment complex in the City limits that is subject to "at risk" monitoring, the 50-unit Copello Square (formerly Altaville) Apartments located on Assessor's Parcel 58-011-27. 49 of the 50 units are subsidized.

Per the California Housing Partnership, there are no subsidized housing projects at risk in the City Limits through 2065. The Copello Square (formerly Altaville) Apartments, with 49 of 50 units subsidized, is located at 675 Copello Drive, Angels Camp, and carries Restrictive Use Covenants (RUCs) extending through 2065. The apartments are at a low risk of conversion to market-rate.

In addition to entities qualified to acquire and manage at-risk units state-wide; the following entities are designated by the HCD website as qualified to acquire and manage at-risk units in

Calaveras County pursuant to the State's Opportunity to Purchase and Right of First Refusal Program (Government Code Section 65863.11):

Table 56: Entities Qualified to Acquire/Manage At-Risk Properties (Near Calaveras County) as of 2019

Entity	Address	
ACLC, Inc	315 N San Joaquin St Stockton, CA 95202	(209) 466-6811
Rural California Housing Corp	3120 Freeboard Drive, Suite 201 West Sacramento, CA 95691	(916) 414-4436
Housing Authority of the County of Stanislaus	P.O. Box 581918 Modesto, CA 95383	(209) 523-0705

5.9.2 Analysis/Program Response/ Quantified Objectives (At-Risk Units)

It is the City's objective to preserve all subsidized units. There are no at-risk units identified for the 2019-2027 planning period or beyond (through 2065). The City's objective is zero loss of at-risk units.

In the future, the City will remain apprised of the status of its at-risk units, identify and provide support to parties qualified to pursue purchase these units and facilitate notification to parties qualified to pursue purchase of these units as described in the following Programs:

- **Program 2.C.b Continue to Monitor At-Risk Units, Inform Agencies Able to Pursue Purchase, and Support Acquisition Efforts,**
- **Program 2.C.c Facilitate Right of First Refusal Agreements, and**
- **Program 2.C.d Provide Educational Materials for Tenants of At-Risk Developments**

6 Projected Needs

6.1 Regional (Citywide) Housing Needs

The California Department of Housing and Community Development (HCD) prepared, and the City of Angels Camp adopted the 2019-2027 Regional Housing Needs Assessment (RHNA) hereby incorporated by reference as follows:

California Department of Housing and Community Development. September 2019. *Regional Housing Need Determination and Plan for the Sixth Housing Element Update for Calaveras County*

The plan addresses regional housing needs for all of Calaveras County and its incorporated City. The recommendations of the RHNA for Angels Camp are summarized in the following sections.

6.2 Housing Needs by Income Group

Pursuant to the RHNA, the following projected Housing, by income group is needed through 2027 in the City of Angels.

Table 57: Projected Housing Need City of Angels by Income Group (RHNA, 2019)

Income Category	State Income Limits 4-Person (2019)	% of Total Housing Units Needed	New Units Needed by 2027/a/
Extremely Low/b/	Up to \$22,709	11.9%	29
Very low	\$22,710-\$37,859	11.5%	28
Low	\$37,860-\$60,569	17.2%	42
Moderate	\$60,570-\$90,849	15.6%	38
Above Moderate	\$90,850 and above	43.8%	107
Total/a/		100.00%	244

**Table 58: Quantified Objectives for Meeting Housing Needs
(Angels Camp 2019-2027)**

Income Category	Total Projected Units Needed	New Construction	Rehabilitation	Conversion	Preservation At-Risk	TTL
Extremely low	29	27	0	2	0	29
Very low	28	26	0	2	0	28
Low	42	36	4	2	0	42
Moderate	38	38	0	0	0	38
Above Moderate	107	107	0	0	0	107
Total	244	234	4	6	0	244

Table 59: Annual Quantified Objectives with Yearly Benchmarks to Meet Goals: New Construction, Conversion & Rehabilitation 2019-2027

Income Category	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Extremely low	0	0	0	4	5	5	5	5	5	29
Very low	0	0	0	4	4	5	5	5	5	28
Low	0	0	0	12	2	2	12	2	12	42
<i>Subtotal low and very low</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>20</i>	<i>11</i>	<i>12</i>	<i>22</i>	<i>12</i>	<i>22</i>	<i>99</i>
Moderate	2	0	0	6	6	6	6	6	6	38
Above moderate	8	5	4	15	15	15	15	15	15	107
<i>Subtotal moderate above moderate</i>	<i>10</i>	<i>5</i>	<i>4</i>	<i>21</i>	<i>21</i>	<i>21</i>	<i>21</i>	<i>21</i>	<i>21</i>	<i>145</i>
Total	10	5	4	41	32	33	43	33	43	244

6.3 Resource Inventory/Land Suitability/Availability Analysis

In general, slopes ranging between 0% and in excess of 30% (i.e., topography), narrow roads in older existing neighborhoods (i.e., heritage roads) and a wastewater transport system deteriorating from age are typical constraints to the suitability and availability of land for development. An analysis of each potential constraint is included for each parcel identified as potentially available for residential use for affordable housing in **Appendix 2H**. Parcels substantially covered by excessive slopes, designated flood hazard zones, designated as severe fire hazard (and confirmed with CalFire) or other identified environmental constraint(s) were not included in the inventory. Density was reduced to reflect limited environmental constraints for those parcels that include only a small portion of the site with steep slopes, designated flood hazard zones or other environmental constraints. All parcels included in the inventory have a significant portion of the site outside of environmentally constrained areas where development may still occur and fully avoid environmental constraints. **Appendix 2H** (Inventory) details these constraints and their influence (if any) on projected density.

6.3.1 Land Inventory: Residential Development

Angels Camp adopted 2020 General Plan on February 3, 2009. The following table summarizes conditions pursuant to the adopted General Plan. Because some revisions to the Angels Camp Municipal Code are pending for consistency with the General Plan; all densities herein are reported based on adopted General Plan land use designations with pending zoning districts indicated.

6.3.1.1 Maximum Development Potential

The total acres indicated in the following table are considered “available” for development because they represent parcels that are predominantly vacant and have not yet been developed to full capacity as allowed by the general plan land use designations on the parcels. However, market factors will continue to influence whether such land will be listed for sale or developed by current landowners during the planning period. Therefore, to provide an adequate stock of land with a land use designation appropriate for housing, it is prudent to provide more land than is necessary to achieve immediate housing goals.

6.3.1.2 R-2 and R-3 Sites Suitable for ELI, VLI, and LI

For ELI, VLI and LI households, the inventory emphasizes sites zoned for residential development in the R2 and R3 zoning districts.

6.3.1.3 Relation of density to income categories.

Sites with zoning that allow multi-family (greater than 2 units per parcel) development and at least 10 units per acre were inventoried as available for lower-income households (low-, very low-and extremely low-income) in accordance with the “default density standard” set forth in Government Code Section 65583.2(c)(3). As illustrated in the following table, the High Density Residential (HDR) general plan land use designation allows for development of densities of up to 15 du/acre. Per Angels Camp General Plan Table 1-5, the R3 (multi-family) zoning district is consistent with the HDR land use designation. Similarly, the Medium Density residential (MDR) general plan land use designation allows for development at a density of 10 units per acre and, per Angels Camp General Plan Table 1-5, is consistent with the Two-family Residential (R2) zoning district). Therefore, either R2 or R3 zones meet the 10 unit per acre density standard necessary to qualify as low, very low- or extremely low income. It is noted that the Residential Cottage (RC) zoning district will be consistent also with the HDR and MDR general plan land use designations and will also meet the default density standard once the new zoning district is created in conjunction with ongoing municipal code updates.

Table 60: Summary Vacant/Underdeveloped Residential Parcels Adjusted Development Potential (Angels Camp 2020 General Plan) for Parcels with Potential to Develop through 2027

2020 General Plan	Anticipated Zoning based on 2020 General Plan Land Use Designation	Maximum Density	# Available Parcels	Approx. Acres Available	Potential Units/a/
Medium Density Residential (MDR)	R-2 (Medium density residential) RC (Residential cottage)	10 du/acre	2	4.9	48
High Density Residential (HDR)	R-3 (High density residential) RC (Residential cottage)	15 du/acre	10	56.19	551
Business Attraction and Expansion (BAE)	BAE (Business Attraction and Expansion)	15 du/acre	3	13.33	139
Special Planning (SP)	Specific Plan (SP – 20 acres or greater) Planned Development (PD – less than 20 acres) SP/R-1 Specific Plan, Single-family residential SP/R-2 Specific Plan, Medium-density residential SP/R-3 Specific Plan, High density residential PD/R-2 Planned Development, Single-family residential PD/R-2 Planned Development, Medium-density residential PD/R-3 Planned Development, High-density residential	6 du/acre to 15 du/acre	3	19.22	103
Total			17/b/	93.6	841

/a/ Not adjusted for vacancy rate

/b/ One parcel is split-zoned

6.3.1.4 Adjusted Development Potential

Table 61: Actual Residential Development Densities for R-1, R-2, R-3 and Central Commercial Zoning Districts (Existing and Approved Developments - Angels Camp, 2019/a/)

Parcel Number(s)	Total Acres	General Plan/Zoning District	Permitted Density	Actual Density
Multi-Family Residential Developments –Developments 4+ Acres				
58-011-027 675 Copello Dr. (Altaville Apartments)	4.82	High Density Residential/ Multi-Family Residential (R-3)	15 du/acre 72 units	50 units (69.4% Maximum Density)
60-001-13 (Bighorn Mobile home Park)	24.99	Multi-family Residential (R-3)	15 du/acre 374 units	188 Units (50% Maximum Density)
58-071-01 through - 19 WorldMark Greenhorn Creek	20.41	High Density Residential/ Multi-family Planned Development (R-3:PD)	15/acre or 306 units (timeshares)	200 Units (65% Maximum Density)
Country Lane Estates	7.78	High Density Residential/ R-2 (Two-Family Residential)	10 du/acre or 78 units (based on zoning)	50 units 64.1% Maximum Density
DeNova Homes – Gallery at Greenhorn Creek	12.5	Special Planning/Commercial-Planned Development – R-1:PD equivalent /c/	6 du/acre 75 units (based on prior development agreement)	55 units (73.3% maximum density)
	70.5		905	543
Average Density 4+ Acres				60% Average Density
Multi-family Residential Developments - Less than 4 acres				
058-026-010 289 Stockton Triplex	0.87 ac.	High Density Residential/ Multi-Family Residential (R-3)	15/acre or 13 units	3 units [23%Maximum Density/a/]
058-012-020 Angels Trailer and RV Park N. Baker/Old Highway	1.49 ac.	High Density Residential/ Multi-Family Residential (R-3)	15/acre or 22 units	30 units[136% Maximum Density]
060-014-031 Darby Apartments	0.52 ac.	Central Commercial (CC)/ Central Commercial (CC)	15/ acre or 7 units	6 units [86% Maximum Density]
052-021-006	1.1 ac	Multi-Family	15 du/acre	10 units

Parcel Number(s)	Total Acres	General Plan/Zoning District	Permitted Density	Actual Density
Dogtown Road Apartments/b/		Residential (R-3)	16 units	[62.5% of Maximum Density]
	3.98		58	49
Average Density Less than 4 acres				84.5% Average Density

/a/ Excludes parcels with legal nonconforming uses exceeding allowable density

/b/ Approved, not yet constructed.

/c/ Due to pre-existing development agreement, project was constructed to R-1:PD (6 du/acre) density

Other zoning districts allowing residential uses (permitted or conditional) and densities achieved/applied for are as follows:

Table 62: Other Zoning Districts Allowing Residential as Permitted or Conditional

Zoning District	Residential Density Allowed by General Plan and Zoning/a/	Permitted or Conditional	Actual Densities per applications
Residential Estate, five acre minimum (RE-5)	1 du/5 acres	Zoning district not yet created	Zoning district not yet created
Residential Estate, three acre minimum (RE-3)	1 du/3 acres	Zoning district not yet created	Zoning district not yet created
Residential Estate, two acre minimum (RE-2)	1 du/2 acres	Zoning district not yet created	Zoning district not yet created
Residential Estates, one acre minimum (RE-1)	1 du/1 acre	Zoning district not yet created	Zoning district not yet created
Multi-Family Residential (R-3)	15 du/acre	Permitted	See Table 61
Historical Commercial (HC)	15 du/acre	Conditional	No applications for housing in this district have been submitted/c/
Community Commercial	15 du/acre	Conditional	See Table 61
Shopping Center Commercial	15 du/acre	Conditional	No applications for housing in this district have been submitted
Business Attraction and Expansion (BAE)	4.3 du/acre/b/	Conditional	No housing has yet been created in this district - two applications pending
Industrial (I)	4.3 du/acre	Conditional	Housing is for caretaker residences only
Special Planning	Varies – up to 15 du/acre	Zoning district not yet created	Zoning district not yet created

/a/ Density indicated is without density bonus

/b/ General Plan text change pending conditionally to allow up to 15 du/acre for affordable and work force housing in BAE

/c/ Two upstairs apartments in an existing commercial structure (primary use was commercial)

As indicated in the preceding inventory of existing multi-family developments within the City, the practical (i.e., likely) density of development on multi-family residential land in Angels Camp can be estimated to be:

4+ Acre Developments

60% of Maximum Allowable Density

Less than 4 Acre Developments

84.5% of Maximum Allowable Density

Based on actual development figures, a conservative estimate of likely practical development potential for vacant land in Angels Camp is:

- 60% for developments on parcels of four acres or more in size;
- 84.5% for developments on parcels of less than four acres

These density standards are used to project the development potential of residential parcels in the City. An inventory and assessment of residential development potential using the preceding parameters is included in **Appendix 2H**. A map of each identified multi-family residential parcel also is included in **Appendix 2H**.

6.3.1.5 Conclusions

Based on the inventory in **Appendix 2H**, including adjustments for potential development constraints and historic development densities, the following is the likely residential capacity of land within the City limits:

Table 63: Summary Vacant/Underdeveloped Residential Parcels with Potential to Develop During the Planning Cycle *Adjusted* Development Potential (Angels Camp 2020 General Plan, Appendix 2H)

General Plan	# Parcels	Acres (approx.)	Projected Units
SP: Special Planning	3	19.22	88
HDR: High Density Residential	10	56.19	537
MDR: Medium Density Residential	2	4.9	41
BAE: Business Attraction and Expansion	3	13.33	118
Total	17/a/	93.6	784
Vacancy Rate (5.4%)/b/			-42 units
Vacancy Adjusted Units			742 units
Accommodated Population from new housing units @ 2.36/household			1,751 persons

/a/ One parcel is split-zoned/b/ ACS

6.4 Infrastructure

Another potential constraint to land development potential is the availability of water and wastewater services.

6.4.1 Water and Wastewater

Angels Camp provides water and wastewater services to its residents. Current Master Plans are based on a projected growth rate of 2.16%, consistent with the Angels Camp General Plan projections. However, the City's growth rate is well below the projected growth rate as previously noted. Capital Improvement Plans (CIP) for water and wastewater infrastructure are drafted. Pursuant to draft CIPs, water supply and sewer treatment plant capacity remain sufficient for planned development. However, the following are high priority improvements are necessary to maintain sufficient service levels:

1. Water Transmission Main Augmentation Project – Construct a parallel 16-inch pipeline to convey treated water from the Water Treatment Plant storage tank and clear well to the City distribution system. This project is currently pending environmental clearance and is anticipated for completion by 2027.

2. Water Treatment Plant Backwash Handling Improvement Project – install an inclined plate clarifier to reclaim backwash water and process residuals from periodic sedimentation basin cleaning. This project is currently pending environmental clearance and is anticipated for completion by 2027.
3. Water Treatment Plant Filter Replacement/Expansion Project. Replace three existing filters with two larger filters to increase water treatment plant capacity. This project is currently pending environmental clearance and is anticipated for completion by 2027.
4. East Trunk Sewer Replacement. Upsize critical reach of trunk sewers with 12-18” pipelines (See following Figure). This project is currently undergoing design and environmental review. Construction funding and final design and environmental is anticipated to follow completion of the Vallecito Road Sewer Replacement (see below).
5. Vallecito Road Sewer Replacement – Phase 1 and 2 – Upsize key segments of trunk sewers with 12” pipelines (See following Figure). This project is currently undergoing design and environmental review. Construction funding will be pursued prior to the end of 2019 with construction anticipated to begin in 2020 and be completed in 2021.
6. Sewer System Replacement Program – Phases 1 and 2 – replace 6 and 8-inch collection sewers in the downtown and selected areas. High priority sections are undergoing final design planning and environmental clearances with use of existing funds to be used to repair the most critical sewer sections. Lower priority sections will be completed as funding permits.
7. Water System Replacement Program, Phase 1. Upsize key distribution pipeline in Main Street. This project is in the preliminary design phase. It will be developed as funding permits.
8. Storage and Fire Flow. Additional storage to improve fire flow for future development at the north end of the City. This project is in the preliminary design phase. It will be developed as funding permits.

Adequate capacity exists at treatment plants for both water and wastewater in support of all of the RNHA housing allocation in the City. It is primarily rehabilitation of delivery systems that is the focus of the preceding programs.

Applicable water and wastewater programs affecting housing are addressed in the following section. Implementation of these programs will ensure that adequate water and wastewater are available for the provision of affordable housing.

6.4.1.1 Analysis and Response

The City is aggressively seeking infrastructure improvement grants for high priority improvements.

Programs identified herein to address these items include:

- **Program 2.B.I Water and Wastewater Service Priorities for Target Income Groups**
This program will ensure the provision of services to target income groups in accordance with Government Code Section 65589.7. The timeframe for this project reflects the need to implement the program early in the 2019-2027 cycle. However, successful acquisition of outside funds through pending grant applications could eliminate the necessity for this program. The

program states:

2.B.1 Water and Wastewater Service Priorities for Target Income Groups

Establish procedures to prioritize the provision of water and wastewater services to developments serving target income groups in accordance with Government Code Section 65589.7 including, but not limited to: adopting written policies and procedures granting priority to proposed developments with housing for target income groups; prohibiting denial or conditioning of approvals or reducing the amount of service for a developments with housing for target income groups unless specific written findings are made, and requiring future water and wastewater master plans to include projected water and wastewater need calculations for single and multi-family residences for target income groups.

- **Program 2.B.e Complete Improvements to the City's Water Treatment Plant to Ensure Sufficient Capacity for New Development including Affordable Housing**

The program requires the City to aggressively pursue improvements to its water treatment facilities. The program states:

2.B.e Complete Improvements to Increase the City's Water Treatment Plant Capacity to Ensure Sufficient Capacity for Planned Development including Affordable Housing

Complete construction of capital improvements at the Water Treatment Plant consistent with the City's Water Master Plan.

- **Program 2.B.f Reduce Connection Fees for Low, Very Low, Extremely Low- and Moderate-Income Households Commensurate with the Acquisition of Funding from State and Federal Sources Supporting Affordable Housing**

Resolution 19-17 adopted June 18, 2019 implemented a portion of this program by reducing connection fees for water connections (contingent upon acquisition of funding per pending grant applications) and for wastewater. The program states

2.B.f Continue to Reduce Connection Fees for Low, Very Low, Extremely Low- and Moderate-Income Households Commensurate with the Acquisition of Funding from State and Federal Sources Supporting Affordable Housing

The City shall continue to investigate the feasibility of providing further reductions in water and/or wastewater connection fees to extremely low, very low, low, and moderate income households when the City acquires state or federal funding to improve the City's water and wastewater systems from sources intended to assist low, very low, extremely low and moderate income families. As feasible, the City should strive to reduce connection fees in an amount commensurate with the level of funding received.

- **Program 2.B.g Complete Improvements to the City's Wastewater Delivery System**
Environmental studies are underway for high priority wastewater delivery system improvement projects. Grant applications are pending to fund improvements. The program states:

2.B.g Complete Improvements to the City's Wastewater Delivery System

Complete construction of capital improvements in the City's wastewater delivery system consistent with the City's Wastewater Master Plan.

Successful completion of environmental permitting and acquisition of grant funding will ensure the provision of adequate sewer and water infrastructure to meet the city's housing needs.

6.4.2 Existing and Planned Dry Utilities [Government Code 65583.2(b)(5)(B)]

All parcels included in Appendix 2H (Vacant and Underdeveloped Land Inventory) have access to:

Electricity

Pacific Gas and Electric provides power to the City through a system of above-ground power lines that are readily accessible citywide. A PG&E field office is located on Murphys Grade Road within the City Limits.

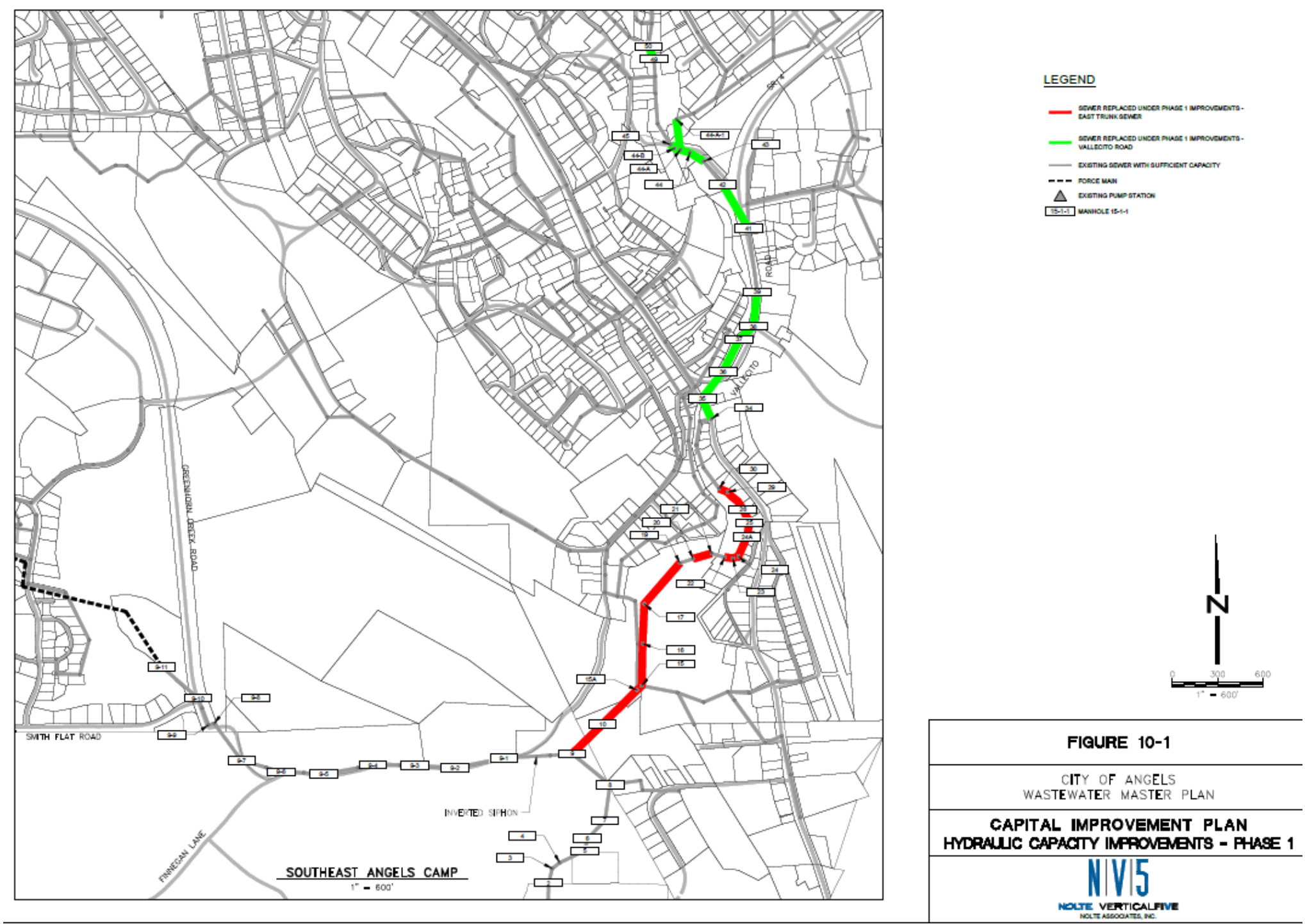
Internet

Various internet companies serve the City. Cal.net provides wireless service and has an office located in the City limits. Conifer Communications provides wireless service to the City and has an office nearby in San Andreas. Comcast also provides wireless service within the city limits.

Phones (land lines and cell phones)

Multiple land-line phone companies serve the City including Cal.net and AT&T. Multiple providers have cell towers and provide cell service within the City including AT&T and Verizon. Verizon maintains a store front in the City limits. Some local internet companies offer Voice Over Internet Phone (VOIP) service.

Figure 4: Angels Camp High Priority Wastewater Distribution System Improvements



6.5 Non-Governmental Constraints/Environmental Constraints

6.5.1 Overview

Non-governmental constraints which influence the cost of housing within the City limits include:

Environmental Constraints

Topography
Flooding
Drought/Climate
Fire Hazard/Climate
Other Environmental Constraints

Other Non-Governmental Constraints

Land costs
Construction costs
Availability of financing for construction
Availability of financing for purchase
Community opposition
Elimination of Redevelopment
Fire Hazard/Ability to secure homeowner's insurance

6.5.2 Environmental Constraints

- **Topography**

Topography in the foothills restricts the overall density of housing units that can be accommodated both physically and economically. Within the City limits, slopes vary from 0% to in excess of 30%. Topography provides challenges not only for realizing density, but also for sidewalk construction and in meeting grade requirements for accessibility.

In response, preparation of 2020 General Plan re-assigned land use designations to lands based, in large part, on topography. Specifically, land with fewer topographic constraints were designated for higher density development or as Special Planning to allow for increasing densities on portions of the site with gentle topography and limiting density on the steepest slopes while achieving an overall density of at least 15 dwelling units per acre.

Parcels with extreme topography were excluded from the available sites inventory. For parcels where only small portions of the site have significant slopes, densities were reduced accordingly.

- **Flooding**

AB 162 (GC 65302) requiring cities and counties to amend their safety and conservation and open space elements to include analysis and policies related to flood hazard and flood management upon the next revision of their housing element. Angels Camp General Plan 2020 was adopted in 2009 and addresses these provisions. Similarly, the Housing Element includes **Program 2.C.q (Flood and Fire Hazards and Flood and Fire Management Analysis)** to address AB 162 and ensure that existing or planned new lots available for housing are not located within flood hazard areas. The Housing Inventory herein has been updated to reflect flood hazards that may be associated with any sites listed on the inventory.

Parcels with a significant portion of the site located within a floodplain were excluded from

the available sites inventory. Parcels where only small portion of the site was located within a flood zone, with most of the site outside of the designated floodplain, were included with reduced densities reflecting the limited constraint related to flooding.

- **Drought/Climate**

Drought is not currently impacting the City of Angels Camp's water supply. However, should a severe drought occur over a significant portion of the planning period; it could severely limit (or even eliminate) the provision of new housing for all income levels in the City.

- **Fire Hazard/Climate**

SB 1241 (GC 65302) requires jurisdictions, in conjunction with updating its Housing Element, to review and update the risk of fire for land classified as state responsibility areas and very high fire hazard severity zones. City officials met with CalFire on April 9, 2019 to review locations of proposed housing pursuant to this Housing Element. This Housing Element amends **Program 2.C.q (Flood and Fire Hazards and Flood and Fire Management Analysis)** to include Fire Hazard Assessment. The Housing Inventory herein has been updated to reflect fire hazards that may be associated with any sites listed in the vacant lands inventory as suitable for housing. A portion of one parcel in the inventory was identified as having a potential high fire hazard severity classification. The City believes the designation to be a potential mapping error and is coordinating with CalFire and the City of Angels Fire Department to secure a map correction and/or incorporate provisions for fuel load reduction and related measures for future development.

Parcels with a significant portion of the site located within a designated fire hazard area were excluded from the available sites inventory. One parcels with a small portion of the site located within a fire hazard zone and most of the site located outside the designated fire hazard zone, has been included in the inventory pending a requested map correction¹².

In addition, the City added the following Housing Element Program for consistency with Government Code 66474.02 requiring special findings related to fire safety in conjunction with approving parcel and/or subdivision maps:

2.C.r Amend the City of Angels Municipal Code to Incorporate Parcel and/ or Subdivision Map Findings Related to Fire Protection

- **Other Environmental Constraints**

Parcels included in the inventory were evaluated for potential presence of special status plant, fish or wildlife species using the California Natural Diversity Database. None of the parcels included in the inventory include identified special status species.

Parcels included in the inventory were evaluated for previously identified cultural or heritage resources. None of the parcels included in the inventory include previously identified cultural resources.¹³ Native American representatives have visited at least one high priority inventory site with City representatives to evaluation the potential for Native American resources. Resources were not identified.

¹² Request to Dave Sapsis: dave.sapsis@fire.ca.gov, (916) 445-5369 – July 1, 2019

¹³ A cultural resource evaluation may be required at the time an application is submitted for projects subject to the California Environmental Quality Act. Unanticipated resources (i.e., subsurface resources exposed during excavation) cannot be ruled out until construction commences.

6.5.3 Other Non-Governmental Constraints

- **Land costs**

The price of land is determined by several factors, including location within the community, terrain, utilities and services available. Statistics from the Calaveras County MLS (June 30, 2019) identifies 27 single-family residential parcels in the City Limits ranging in size from 0.22 to 1.77 acres at an average price of \$225,553 per acre (or Per lot prices generally ranged between \$50,000 and \$99,000. This is higher than the average overall price per acre of similar parcels in 2009 (\$132,180/acre) and lower than the average price per acre of \$305,808/acre in 2015. All these parcels have available water and sewer service. The City currently considers this issue to be market-based and does not have programs addressing this issue at this time. Should the issue of land costs become more severe, the City may investigate a more aggressive implementation of **Program 2.A.k Sale of Surplus Land and Affordable Housing** and **Program 2.A.I Allow Housing in the Public (P) Zoning District** to use public land for affordable housing.

- **Construction costs**

Total valuation for all single-family residential building permits issued in Angels Camp between 2015 and 2019 for 69 single-family residences (stick built) averaged f \$237,183 per residence. In comparison, the average value of a single-family residence in 2007 was \$265,715, and, between 2009 and 2014 averaged \$285,917. Values peaked at \$299,195 in 2006 for a single-family residence. Construction costs are further analyzed in **Section 5.6**. As evaluated previously, City impact mitigation fees can add up to \$40,000 per residential unit to the costs of housing. Resolution 19-17 (**Appendix 2C**), adopted June 18, 2019 reduces these costs for affordable housing by up to 50%.

- **Financing**

At the writing of this section the nationwide economy had recovered from a deep recession. Obtaining mortgage financing was not a significant challenge to the provision of housing to all income groups during the 2014-2019 planning period. Based on discussions with All California Mortgage¹⁴, the lending agency working in association with the Calaveras County Association of Realtors, low interest rates have helped with obtaining financing for mortgages. A large number of first-time home buyers are benefitting from current first-time home buyer assistance programs and, coupled with low interest rates, a higher than average number are receiving financing for home purchases--especially since June 2019. However, overall sales have been down 20-25% since the start of Summer. Agents are unsure why sales have dropped given the low interest rates and relative ease of obtaining financing but speculate that the threats of recession in 2020 are cooling the market. That, coupled with the tripling and quadrupling of prices for fire insurance (where and if it can be obtained) are believed to be contributing to the decline in sales. Obtaining mortgage loans does not appear to be an impediment to obtaining housing at this time.

- **Community Opposition**

Community opposition to high-density affordable housing in established residential neighborhoods could be an obstacle to the provision of affordable housing in the City. Numerous programs in this element focus on defusing this opposition. These programs emphasize the dispersal of affordable housing throughout the City in the form of Accessory

¹⁴ Stacey Stowe, All California Mortgage, personal communication 8/22/19.

Dwelling Units (Program and as individual duplexes and triplexes (**Program 2.A.b, Infill**)). New, high-density, multi-family housing for all income levels is being encouraged through the City's General Plan on currently vacant lands located within walking distance of the City's commercial centers and outside of established residential neighborhoods. Finally, adoption of Ordinances 467, 468 and 469 making transitional and supportive housing, emergency shelters and providing reasonable accommodations with the necessity for a variance; coupled with a draft ordinance making multi-family developments ministerial and subject only to a site plan review in the R-3 zone; will significantly reduce the role of NIMBYism in blocking affordable housing.

Program 2.B.k Incorporate Housing Education Programs

Is included to assist City staff in addressing NIMBYism at the staff level. Finally, the following program has been added to ensure that planners do not inadvertently overlook state regulations targeting NIMBYism:

Program 2.B.h Codify the State's Housing Accountability Act Requirements

The program calls for code amendments to incorporate the required findings and restrictions against denials of affordable housing projects pursuant to Government Code 65589.5(d) 1-5.

- **Fire Hazard/Homeowner's Insurance**
With the extensive wildfires occurring throughout California, homeowners and new homebuyers are finding it increasingly difficult to obtain and retain homeowner's insurance and, by association, are unable to obtain a mortgage in foothill communities where fire hazards are considered high, very high, or extremely high. Often, the ability to obtain homeowner's insurance due to fire hazard is related only to the County in which the home is located and not to the extent of fuel modification undertaken on a given property. As illustrated in a recent article published in Tuolumne County (neighboring Calaveras County), this has led to increasing difficulties for existing homeowners and potential new homebuyers (**Appendix 2B**).
- **Requests to Develop at Lower Densities**
Table 61 lists maximum development potential for land in the City pursuant to the 2009 General Plan. Developers frequently submit applications for developments that are below the general plan's allowable maximum densities (e.g., less than 15 du per acre for multi-family developments). The primary reason for this is topography. Densities established in the general plan pursuant to state requirements generally reflect multi-story developments constructed on flat land. In the foothills, topography is not flat and moving large quantities of dirt to "flatten" the site triggers environmental concerns (e.g., drainage) and significantly increases development costs. As a result, developers do not pursue maximum densities. Generally, local developers are well aware of these constraints and plan accordingly. For developers new to the City or with minimal experience, the City provides developers with actual densities that have been achieved on other projects in the City and encourage pre-application reviews so that development projects do not proceed with unrealistic expectations.

6.6 Energy Conservation/Transportation-Land Use/Climate

6.6.1 Public Transportation

Calaveras Connect offers public transportation in Calaveras County and to Jackson and Columbia

College Monday through Friday except for most County holidays over four deviated fixed routes operating from approximately 5 a.m. through 8 p.m. The Saturday Hopper offers a fifth fixed route between Murphys and Arnold every Saturday, February through November for the ski season.

Route deviations (up to $\frac{3}{4}$ mile from the regular fixed route) and discounted fares are available for elderly (65+) and eligible disabled passengers. ADA Applications also are available.

6.6.2 Bicycle and Pedestrian Facilities

Pursuant to public surveys¹⁵ conducted in conjunctions with the June 2015 Calaveras County Regional Bicycle, Pedestrian and Safe Routes to School Master Plan; 44% of cyclists ride for exercise/health reasons and 34% do so for pleasure, 13% for shopping/errands, 4% to get to work, 3% to get to the bus stop and 3% to get to school. Most travel less than 2 miles, unless riding for recreational reasons. Respondents were asked what prevents them from biking more often. The most commonly noted reasons were lack of paths, lanes or routes (68 percent), volumes and speeds of cars (57 percent), and drivers that don't share the road (41 percent).

The City of Angels is currently undertaking numerous sidewalk projects to expand available pedestrian facilities along SR 4 and 49 (Main Street) and along major collectors. Current projects include filling in sidewalk gaps through central Angels Camp and along Murphys Grade Road. These projects will facilitate pedestrian movements from multi-family residential areas (existing and proposed) to commercial centers.

The Calaveras County Bikeway Master Plan (BMP) encourages the use of alternative modes of transportation to achieve a more balanced transportation system throughout the county. Per the RTP, existing and future needs for pedestrian and bicycle facilities include wider roadways for shared bicycle/automobile travel, separate bicycle-pedestrian paths, repair and expansion of sidewalk facilities in historic communities where roadway widening may be precluded, and crosswalks and pedestrian walkways adjacent to state highways to improve safety.

The 2015 Regional Bicycle, Pedestrian and Safe Routes to School Master Plan identifies the facilities in the following figures to improve bicycle and pedestrian travel in the City.

In addition, Chapter 12.20 of the City of Angels Municipal Code requires construction of curbs, gutters and sidewalks along all portions of State Highways 49 and 4 for any new construction or enlargement of an existing building on any parcel adjoining Highway 49 or 4; along all City streets for new commercial construction or enlargement of commercial structures, along all new streets constructed as part of a new subdivision, along existing City streets for any parcel created by a new subdivision adjoining an existing street; and along existing City streets and private driveways open to the public if it is determined by the City to benefit the health, welfare and safety of the public.

Due to the relatively steep topography with the City, meeting standards for wheelchair access along the City's sidewalks can often prove costly. Programs and adopted routes facilitating the use of low-impact modes of transportation (e.g., riding bikes, walking) were added in conjunction with the 2004 update of the Circulation Element of the Angels Camp General Plan. These facilities emphasize the connection of high-density population centers with high-use destinations (e.g., connecting schools with residential subdivisions; connecting multi-family developments with nearby commercial facilities).

¹⁵ 237 respondents between 12/9/2013 and 3/3/2014

Figure 5: Planned Pedestrian Facilities

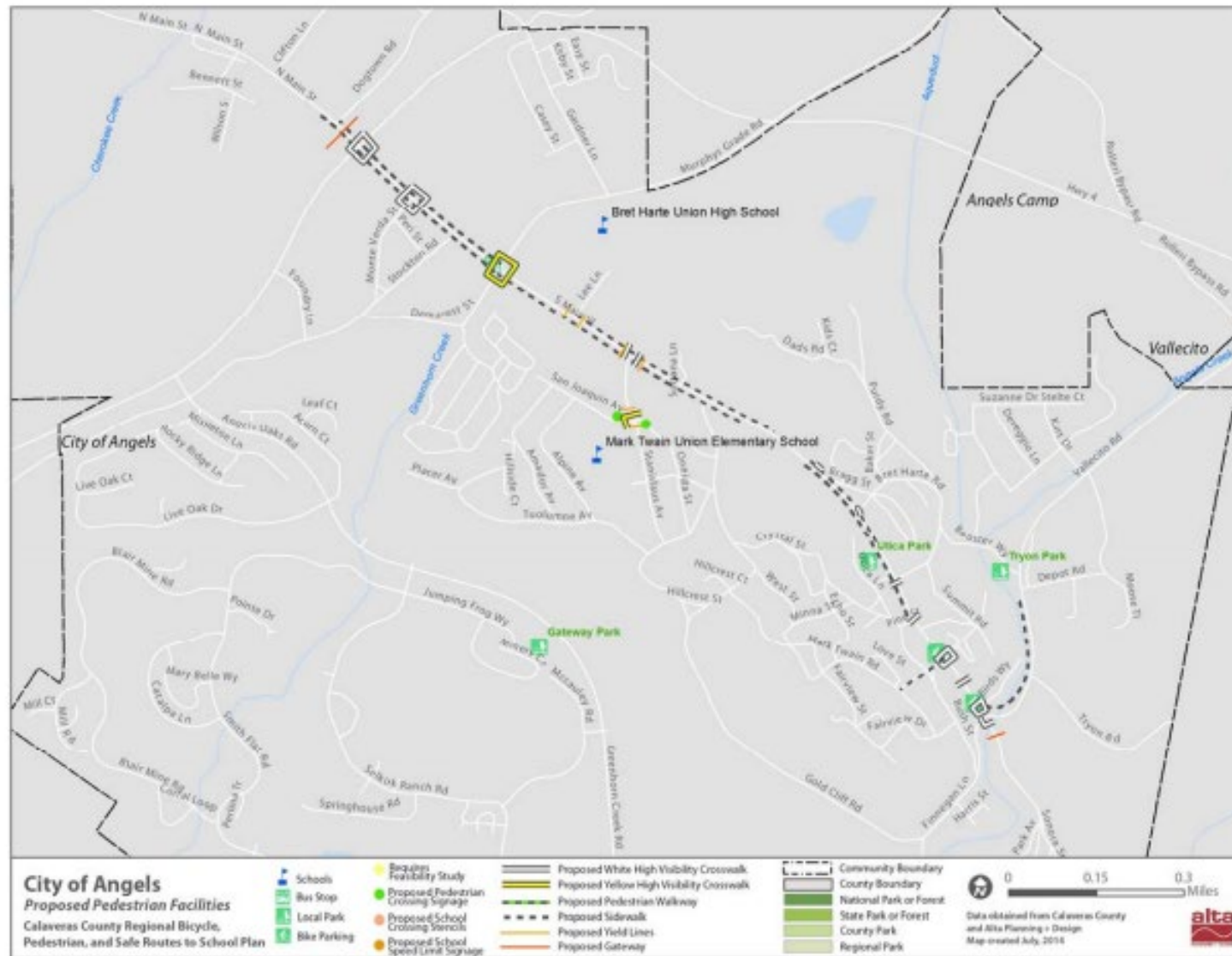
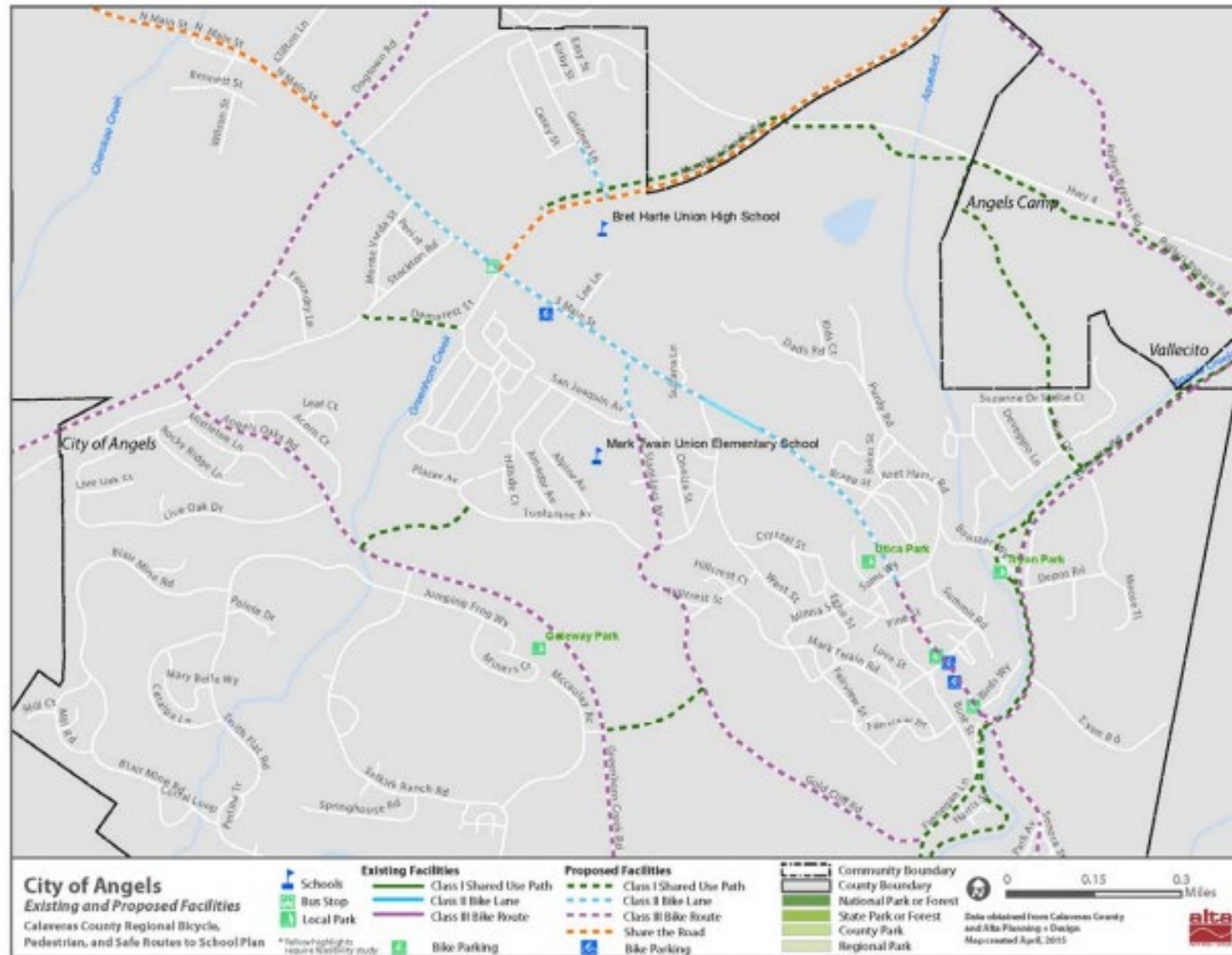


Figure 6: Planned Bicycle Facilities



Based on the preceding, existing and proposed affordable housing developments will have sufficient bicycle and pedestrian access to commercial and work centers in the City.

6.6.3 Weatherization/Climate/Energy/Green Building

The Calaveras-Mariposa Community Action Agency (CMCAA) implements a home weatherization program for Calaveras County. The Amador Tuolumne Community Action Agency administers the program in Angels Camp on behalf of CMCAA. The program implements the California Department of Community Services & Development's (CDCSD) Low Income Home Energy Assistance Program (LIHEAP) which provides financial assistance to low-income persons to offset costs of heating and/or cooling dwellings (www.csd.ca.gov) and through the Federal Department of Energy's (DOE) Weatherization Assistance Program (WAP) which may include repair or replacement of exterior doors and windows, water heaters, stoves, furnaces and coolers, refrigerators and microwaves. They also will install water restrictor-aerators, energy-sipping LED's (compact florescent lights), door weather stripping, carbon monoxide and smoke detectors, sealing and patching of small cracks and holes and other minor repairs which help to conserve energy. The agency also provides education to homeowners on reducing energy costs.

Water Conservation services also are offered and include repair or replacement of water appliances and devices at no cost. This service may lower water bills while helping to conserve water. As a member of the Tuolumne-Stanislaus Integrated Regional Water Management Authority (T-Stan IRWMA) Watershed Advisory Committee (WAC) and a partner with Tuolumne County Resource Conservation District (TCRCD) ATCAA implements in-home water conservation measures, free of charge, for qualifying residents of the T-Stan watershed (including the City of Angels). Available programs are funded by the California Department of Water Resources (DWR) through Proposition 84 and are planned to be available for 688 homes through November 2020 (an extension is pending). Water conservation services may include Low-flow Toilets, High-efficiency Dishwashers, High-efficiency Washing Machines, Low-flow Showerheads (some with Thermostatic Sensitive Valves), Low-flow faucets (kitchen and bathroom), Leak fixing, Drip irrigation check and tune-up and Hose timers.

The City adopted (and applies) the California Building Code and California Green Building Standards (2013) and will continue to incorporate updates as they are adopted.

To address requirements related to global climate change and green building, and in response to the findings of the 2009 Housing Inventory; the Housing Element includes the following program:

- **Program 2.C.o (Climate/Green/Energy)**
The program calls for adopting the CA Integrated Waste Management Board's Model construction and Demolition Diversion Ordinance (or similar); pursue low interest loans for residential solar systems, and incorporate energy saving features in rehabilitations funded through the City, and providing links to available weatherization and water conservation programs through the City's website.
- **Program 2.D.I Cooperate with Service Providers to Reduce Rates**
This program provides mechanisms for reducing rates for garbage collection services, electrical services and providing users with information on available water conservation and weatherization programs available through ATCAA.

In addition to the preceding, the City is investigating the development of incentive programs to encourage Leadership in Energy and Environmental Design (LEED) certification for buildings and

building lifecycles emphasizing some or all aspects of the LEED program reflecting general LEED prerequisites and regional priorities¹⁶ for the 95221 and 95222 zip codes¹⁷ including, but not limited to (and as may be amended):

New Construction Regional Priorities: sustainable sites (site selection, alternative transportation—low-emitting and fuel-efficient vehicles), water efficiency (water efficient landscaping, innovative wastewater technologies, water use reduction goal of 40%), energy and atmosphere (onsite renewable energy goal of 1%)

Core and Shell Regional Priorities: Same as for new construction with a goal of reducing potable water use for building sewage conveyance by 50% through the use of water-conserving fixtures (e.g., water closets, urinals) or non-potable water (e.g., captured rainwater, recycled gray water, and on-site or municipally treated wastewater).

Existing Building Operations and Maintenance Regional Priorities: Sustainable Sites (alternative commuting transportation with a goal of reducing conventional commuting trips by 25%), Water Efficiency (goal of reducing indoor use by 30% and landscaping use by 75%), Energy and Atmosphere (Energy Star performance ratings of 85 for eligible energy star performance rated buildings and 35th percentile for non-eligible buildings; onsite renewable energy 7.5%, offsite renewable energy certificates of 62.5%)¹⁸, Materials and Resources (solid waste management for ongoing consumables).

In addition to use of the LEED rating system, the City is investigating mechanisms for encouraging the application of Green Building Codes and practices, emphasizing the implementation of eco-friendly yet affordable building designs¹⁹. Guidelines to facilitate green buildings without excessive costs for developers, owners, and occupants, performance-based ordinances to improve the environmental and resource performance of buildings through reduced energy consumption and reduced runoff, and the application of green building practices in public buildings are a few of the avenues to be considered.²⁰

For additional analysis and discussion, please refer to Section 5.7 related to the 2009 Angels Camp Housing Conditions Survey.

¹⁶ <http://www.usgbc.org/ShowFile.aspx?DocumentID=5546>

¹⁷ <http://www.usgbc.org/ShowFile.aspx?DocumentID=5667>

¹⁸ <http://www.usgbc.org/ShowFile.aspx?DocumentID=5545>

¹⁹ <http://www.emagazine.com/view/?229>, <http://www.smartcommunities.ncat.org/buildings/affhousing.shtml>

²⁰ <http://www.smgov.net/departments/ose/categories/buildGreen.aspx>

6.7 Governmental Constraints

6.7.1 General Plan and Municipal Code

6.7.2 Municipal Code/Zoning

A general description of each zoning district that allows for housing is included in **Appendix 2F**. The Angels Camp Municipal Code (Code) establishes development standards for housing within the various zoning districts. Amendments to the 1983 Angels Camp Municipal Code necessary for conformance with 2020 General Plan, including increased densities, remain pending. Adoption of the General Plan in 2009 effectively increased densities in the zoning districts as indicated in the following table (even without updates to the municipal code). The Historical Commercial and Business Attraction and Expansion Zones have been adopted and incorporated into the code.

The following zoning districts allow for housing: Residential Estate (RE-1, RE-2 and RE-3) district, Single-family residential district (R-1), Medium Density residential district (R-2) and High Density residential district (R-3), Residential Cottage (RC), and Special Planning (SP) summarized in the following table. Of these, only R-1, R-2 and R-3 have been incorporated into the municipal code, to date.

Table 64: Residential Zoning Districts and Permitted Densities (without Density Bonuses) per 2020 General Plan

2020 General Plan Land Use Designation	2020 General Plan Maximum Density per Acre/a/	Compatible Zoning Districts per 2020 General Plan /b/
Single-Family Residential (SFR)	6 du/acre	R-1 (Single-family residential)
Medium Density Residential (MDR)	10 du/acre	R-2 (Medium density residential) RC (Residential cottage)/c/
High Density Residential (HDR)	15 du/acre	R-3 (High density residential) RC (Residential cottage)/c/
Residential Estate (RE)	1 du/acre 1 du/2 acres 1 du/3 acres	RE-1 (Residential Estate, one acre minimum), RE-2 (Residential Estate, two acre minimum) RE-3 (Residential Estate, three acre minimum)
Special Planning (SP)	Up to 15 du/acre	Specific Plan (SP – 20 acres or greater) Planned Development (PD – less than 20 acres) SP/R-1 Specific Plan, Single-family residential SP/R-2 Specific Plan, Medium-density residential SP/R-3 Specific Plan, High density residential PD/R-2 Planned Development, Single-family residential PD/R-2 Planned Development, Medium-density residential PD/R-3 Planned Development, High-density residential

/a/ Without density bonus

/b/ Requires revisions to Municipal Code

/c/ 3,000-5,000 s.f. minimum lot size, or 8-15 dwelling units per acre (RC).

The following table summarizes the City’s development standards with respect to the provision of affordable housing and special needs housing in the City. General plan land use densities (i.e., residential densities per acre) also are summarized in the following table.

Table 65: General Plan Land Use Designations, Zoning Districts, Development Standards, Densities, Permitted and Conditional Uses Pertaining to Housing

Zoning District	R-1 (Single-family Residential)	R-2 Medium density residential	R-3 (Multi-family residential)	RC (Residential Cottage)**	RE-1** Residential Estate 1 acre	RE-2** Residential Estate 2 acre	RE-3** Residential Estate 3 acre	RE-5** Residential Estate 5 acre	SP (Specific Plan)**	PD (Planned Development)	HC (Historical Commercial)	CC Central Commercial	SC Shopping Center Commercial	BAE Business Attraction and Expansion	I-1, I-2 Industrial	VC Visitor serving commercial**	LC Light Commercial**	Public and Quasi Public
Compatible General Plan Land Use Designations	Single family residential (SFR)	Medium density residential (MDR)	High density Residential (HDR)	MDR HDR	Estate Residential (ER)			Rural Residential	Special Planning	Special Planning	Historic commercial	Community Commercial	Shopping Center Commercial	Business attraction and expansion	Industrial	Community Commercial Shopping Center Commercial	Business attraction and expansion	Public
Dwelling units/acre/a/	6 du/acre	10 du/acre	15 du/acre	10-15 du/acre	1 du/acre/k/	1 du/2 acres/k/	1 du/3 acres/k/	1 du/5 acres	Varies	Varies	15 du/acre	15 du/acre	15 du/acre min. 22 du/acre max.	Varies	1 caretaker	15-22 du/acre	TBD	/l/
Minimum Parcel Size/j/	7,260 sq. ft	8,725 sq. ft.	8,725 sq. ft.	3,000 -5,000 sq. ft./e/	1 acre/k/	2 acres/k/	3 acres/k/	5 acres	20 acres	<20 acres	5,000 sq. ft.	5,000 sq. ft.	10,000 sq. ft /p/	10,000 sq. ft.	10,000 sq. ft.	5,000-10,000 sq. ft.	10,000 sq. ft.	N/A
Max Impervious Surfaces	50%/c/	50%/c/	60% /d/	50%-70% /c/, /d//	20%/b/	20%/b/	20%/b/	15%	/h/	/h/	100%	80%	80%	65%	75%	80%	65%	75%/i/
Minimum Landscaping	N/A	15%	20%/f/	15-20%/f/	N/A	N/A	N/A	N/A	**	**	TBD	15%/g/	20%	20%	15%	15%/g/-20%	20%	20%
Setbacks/o/ F: Front S: Side R: Rear	F= 20’ S = 5’ R=20’	F=20’ S=5’ R=10’	F=20’ S=5’ R=10’	**TBD	**TBD	**TBD	**TBD	**TBD	**TBD	**TBD	Determined by Planning Commission	F=0’ S=0’ R=0’	F=10’ S=5’ R=20’	F=5’ S=5’ R=20’	F=0’ S=5’ R=20’	**TBD	**TBD	Varies
Building Coverage/r/, /t/	25%+/+q/ /r/	35%/r/	35%/r/	/r/	/r/	/r/	/r/	/r/	/r/	/r/	50%/r/	100%/r/	Lg format retail max. 80,000 sq. ft.	50%/r/	50%/r/	/r/	/r/	50%/r/
Building Height /y/	35’	35’	35’	35’	35’	35’	35’	35’	**TBD	**TBD	40’	50’	40’	50’	60’	**TBD	**TBD	35’
Parking /t/	/s/	/s/	/s/	/s/	/s/	/s/	/s/	/s/	/s/	/s/	/s/	/s/	/s/	/s/	/s/	/s/	/s/	/s/
Single-family dwelling	P	P	P	**/m/	**P	**P	**P	**P	**/h/	**/h/	NP	NP	NP	NP	NP	NP	NP	N/A/l/
Second (Accessory) dwelling unit	P	P	P	**TBD	**P	**P	**P	**P	**/h/	**/h/	NP	NP	NP	NP	NP	NP	NP	N/A/l/
Manufactured home	P	P	P	**TBD	**P	**P	**P	**P	**/h/	**/h/	NP	NP	NP	NP	NP	NP	NP	N/A/l/
Multiple-Family-Duplex, Triplex, Fourplex, Apartments	NP	P	P	**TBD	**TBD	**TBD	**TBD	**TBD	**/h/	**/h/	C	C	C	C	C	C	C	N/A/l/
Mobilehome parks	NP	NP	NP	**TBD	**TBD	**TBD	**TBD	**TBD	**/h/	**/h/	NP	SP	C	SP	SP I-1 C I-2	C	C	N/A/l/
Mixed use residential - commercial	NP	NP	NP	**TBD	**TBD	**TBD	**TBD	**TBD	**/h/	**/h/	P	C	C	C	C	C	C	N/A/l/
Lodging and Boarding (3 or fewer persons, 1 dwelling)	P	P	P	**TBD	**TBD	**TBD	**TBD	**TBD	**/h/	**/h/	C	C	C	C	C	C	C	N/A/l/
Lodging and Boarding (4 or	NP	C	C	**TBD	**TBD	**TBD	**TBD	**TBD	**/h/	**/h/	C	C	C	C	C	C	C	N/A/l/

more persons, 1 dwelling)																		
Lodging and Boarding (4 or more persons, 2 dwellings)	NP	C	C	**TBD	**TBD	**TBD	**TBD	**TBD	**/h/	**/h/	C	C	C	C	C	C	C	N/A/I/
Assisted Living Facility (large--7 or more)	C	C	P	**TBD	**TBD	**TBD	**TBD	**TBD	**/h/	**/h/	SP	SP	SP	SP	C	C	SP	N/A/I/
Assisted Living Facility (small--6 or fewer)	P	P	P	**TBD	**TBD	**TBD	**TBD	**TBD	**/h/	**/h/	SP	SP	SP	SP	C	C	SP	N/A/I/
Adult Day Care (small--6 or less)	P	P	P	**TBD	**TBD	**TBD	**TBD	**TBD	**/h/	**/h/	C	C	C	C	C	C	C	N/A/I/
Adult Day Care (large--7 or more)	C	C	C	**TBD	**TBD	**TBD	**TBD	**TBD	**/h/	**/h/	SP	SP	SP	SP	C	C	SP	N/A/I/
Day Care Home--Small Family (6 or fewer children)	P	P	P	**TBD	**TBD	**TBD	**TBD	**TBD	**/h/	**/h/	SP	SP	SP	SP	C	C	SP	N/A/I/
Day Care Home--Large Family (7--14 children)	P	P	P	**TBD	**TBD	**TBD	**TBD	**TBD	**/h/	**/h/	C	C	C	C	C	NP	NP	N/A/I/
Child Day Care Home (15 or more children)	C	C	C	**TBD	**TBD	**TBD	**TBD	**TBD	**/h/	**/h/	C	C	C	P	C	NP	NP	N/A/I/
Child Day Care Center	NP	C	C	**TBD	**TBD	**TBD	**TBD	**TBD	**/h/	**/h/	C	SP	SP	SP	P	SP	SP	N/A/I/
Convalescent and Other Facilities (6 or fewer)	P	P	P	**TBD	**TBD	**TBD	**TBD	**TBD	**/h/	**/h/	C	SP	SP	SP	P	SP	SP	N/A/I/
Convalescent and Other Care Facility (7 or more)	C	C	C	**TBD	**TBD	**TBD	**TBD	**TBD	**/h/	**/h/	C	SP	SP	SP	P	SP	SP	N/A/I/
Emergency shelter	NP	NP	NP	**TBD	**TBD	**TBD	**TBD	**TBD	**/h/	**/h/	C	P	P	C	C	NP	NP	N/A/I/
Homeless shelter	NP	NP	NP	**TBD	**TBD	**TBD	**TBD	**TBD	**/h/	**/h/	C	P	P	C	C	NP	NP	N/A/I/
Residential Care Facility (6 or fewer persons)	P	P	P	**TBD	**TBD	**TBD	**TBD	**TBD	**/h/	**/h/	C	C	C	C	C	C	C	N/A/I/
Residential Care Facility (7 or more persons)	C	C	C	**TBD	**TBD	**TBD	**TBD	**TBD	**/h/	**/h/	NP	C	C	C	C	C	NP	N/A/I/
Supportive Housing	P	P	P	**TBD	**TBD	**TBD	**TBD	**TBD	**/h/	**/h/	NP	C	C	NP	C	C	NP	N/A/I/
Transitional Housing	P	P	P	**TBD	**TBD	**TBD	**TBD	**TBD	**/h/	**/h/	NP	C	C	NP	C	C	NP	N/A/I/

- /a/ Higher densities are possible through density bonuses granted for the provision of affordable housing for households of low or very low income in accordance with the general plan.
- /b/ Impervious surfaces totaling up to 40% may be permitted with review and approval of the City of Angels Planning Commission subject to site specifics, project needs and environmental constraints.
- /c/ Impervious surfaces totaling up to 60% are permitted for projects providing housing for low or very low-income households in accordance with the general plan. Impervious surfaces totaling up to 60% may be permitted with review and approval of the City of Angels Planning Commission subject to site specifics, project needs and environmental constraints.
- /d/ Impervious surfaces totaling up to 75% are permitted for projects providing housing for low or very low-income households in accordance with the general plan.
- /e/ Residential Cottage only
- /f/ Landscaping may be reduced to 15% with the provision of housing for low or very low-income households in accordance with the general plan.
- /g/ Landscaping may be reduced to 10% with the provision of housing for low or very low-income households in accordance with the general plan.
- /h/ A minimum of 30% open spaces (including landscaping, recreational uses without buildings and natural areas) is required for this land use for parcels subject to a Specific Plan. A minimum of 25% open spaces (including landscaping, recreational uses without buildings and natural areas) is required for this land use for parcels not subject to a Specific Plan. Density and design standards to be defined in the Specific Plan or PD.
- /i/ Public 75% or equal to requirements for adjoining land uses; whichever is less.
- /j/ Minimum parcel sizes should not be used to determine permitted density for parcels.
- /k/ Dependent upon the on-site slopes and opportunities for clustering
- /l/ See proposed Housing Element Programs **2.A.K (Sale of Surplus Land)** and **2.A.I (Allow Housing in Public Zone)**
- /m/ This proposed new zoning district is intended to allow for small single-family residence, or cottages, on parcel sizes of 3,000 sq. ft. (minimum) and up to 5,000 sq. ft. (maximum)
- /n/ Reduced setbacks are permitted pursuant to Municipal Code Section 17.06.190
- /o/ All setbacks are for primary buildings and accessory dwelling units
- /p/ 5 acres for large format retail
- /q/ Larger lots allow for increased lot coverage
- /r/ To be superseded by maximum impervious surfacing in code update
- /s/ Parking Standards – Market Rate Housing NOTE: Parking standards for affordable housing are more particularly described in Angels Municipal Code Section 17.06.190 (see following discussion)
- /t/ Development standards for affordable housing are modified through Angels Municipal Code Section 17.06.190 (see following discussion)

Key
** Zoning District not yet incorporated into zoning code – description based on general plan
P = Permitted Use
NP = Not Permitted
C = Conditional Use Permit
SP = Site Plan Review
N/A = Not applicable
TBD = To be determined with zoning district

6.7.3 Analysis Development Standards

The standards contained in Table 63 are modified for affordable housing in Angels Municipal Code Section 17.06.190 as follows:

Parking

Housing Type	Market Rate Parking Standards	Affordable Housing 17.06.190 (H)
Residential, single family (R-1)	2 per dwelling unit	Zero to one bedroom: one onsite parking space; Two to three bedrooms: two onsite parking spaces Four or more bedrooms: two and one-half parking spaces 1. A development may provide “onsite parking” through tandem parking or uncovered parking (but not through on-street parking)
Residential, duplex (R-2)	2 per dwelling unit	
Residential, multi-family (R-3)	2 per dwelling unit	
Residential, mobile home	2 per dwelling unit	
Residential, accessory dwelling unit	1 per dwelling unit	
Residential hotel	1 per dwelling unit	
Rooming house, boardinghouse, dormitory, convalescent hospital	0.4 times the lawful occupancy level	
Mobile home parks and manufactured home subdivisions	2 per mobile home site	
Historical Commercial	Pending revision to reflect historical context. Applies only to new expanded uses. To be amended to 1 space per 250 square feet and one per room for hotels/motels.	

In addition to the preceding, AMC Section 17.69.050(C) includes provisions for waivers and/or payment of in-lieu fees for parking for market rate or affordable housing where it may be too costly or impossible to install adequate parking due to various conditions. The current in-lieu fee is 3,500 per parking space.

17.69.050(C) Waiver Provision. Whenever it is impossible or impractical for the applicant to provide the required off-street parking spaces on applicant's property, the applicant may petition for a waiver of the off-street parking requirements. The city council shall require the applicant to pay into an off-street parking fund an amount equal to one hundred percent of the estimated cost of each parking space waived. In addition thereto, the city council may, on its own initiative, waive the requirement for parking and require payment into the off-street parking fund. If such payment is made, that real property shall be exempt from any future requirement for the provision of off-street parking requirements. The payment shall be deposited in the off-street parking fund and become the sole property of the city. Expenditures from this fund shall be made for new development of parking facilities or the renovation of existing parking facilities at the discretion of the city council. This off-street parking fund shall be established by resolution and set forth the accounting and administrative procedures therefor. All expenditures for this fund shall be authorized by resolution of the city council.

Additional reductions/increases are allowed for affordable housing pursuant to 17.06.190 as follows:

Parking/Setbacks/Lot Coverage/Square Footage for Units/Height

The City has not received and is unaware of any requests from market-rate developments where height restrictions or lot coverage provide a deterrent or otherwise affected the overall cost of the development.

In addition to allowing density bonuses in accordance with state law, the code further provides numerous types of development incentives for affordable housing including the following:

- a. Reduced setbacks;
- b. Reduced square footage per unit;
- c. Reduced minimum parcel size and/or dimensions;
- d. Reduced on-site parking requirements;
- e. Alternative parking configuration;
- f. Increased floor area ratio or lot coverage;
- g. Increased height limit subject to review and approval by the appropriate fire safety official;
- h. Approval of mixed use zoning in conjunction with the housing project if commercial, office, industrial, or other land uses will reduce the cost of the housing development and if the commercial, office, industrial, or other land uses are compatible with the housing project and the existing or planned development in the area where the proposed housing project will be located;
- i. Other regulatory incentives proposed by the developer or the city resulting in actual cost reductions

The preceding standards are reduced, increased or re-configured in accordance with the request made by the developer and approved so long as it is consistent with health and safety.

This Code section also provides incentives for including child-care facilities. Density Bonuses also are provided for Condominium Conversions that incorporate affordable housing. Additional incentives in excess of the those identified may be granted subject to the issuance of a conditional use permit approved by city council resolution.

The preceding incentives already have been applied to a small affordable housing development in the City (permits issued, not yet under construction) and the list of incentives has been provided to three pending developers to encourage incorporating 10-100% of their developments for affordable housing.

As a result of the preceding new ordinance, parking, setbacks, lot coverage, square footage for units and height are no longer considered a constraint to the development of affordable housing.

6.7.4 Analysis and Response: Municipal Code and Zoning

As illustrated in the preceding table, the following issues require resolution to more fully address the City's affordable and special needs housing goals:

- A comprehensive municipal code update is necessary to implement the Residential Cottage (RC) zoning district. This zoning district will allow for "cottage" style developments that address this element's identified need for small, single-story, dwelling units that are both affordable and accessible for seniors and low, very low and extremely low-income housing. SB 2 funding would provide significant assistance with implementation as reflected in proposed **Housing Element Program 2.B.a_Undertake a Comprehensive Update of the City of Angels Municipal Code.**
- A comprehensive municipal code update is necessary to implement the Specific Plan and Planned Development zoning districts listed in the following excerpt from the City of Angels General Plan. This district allows for all of the following zoning districts, including multiple zoning districts providing a large variety of housing. The district is intended to provide maximum flexibility and development opportunities, including affordable housing.

General Plan Land Use	Zoning Districts
SP: Special Planning	<p>S: Specific Plan (20 acres or greater) PD: Planned Development (less than 20 acres) SP/R-1: Specific Plan, Single-family residential SP/R-2: Specific Plan, Medium-density residential SP/R-3: Specific Plan, High-density residential SP/CC: Specific Plan, Community Commercial SP/SC: Specific Plan, Shopping Center Commercial SP/VC: Specific Plan, Visitor-Serving Commercial PD/R-1: Planned Development, Single-family residential PD/R-2: Planned Development, Medium-density residential PD/R-3: Planned Development, High-density residential PD/CC: Planned Development, Community Commercial PD/SC: Planned Development, Shopping Center Commercial PD/VC: Planned Development, Visitor-Serving Commercial P: Public RM: Resources Management OS: Open Space</p>

SB 2 funding would provide significant assistance with implementation as reflected in proposed **Housing Element Program 2.B.a_Undertake a Comprehensive Update of the City of Angels Municipal Code.**

- A comprehensive municipal code update is necessary to implement the Estate Residential general plan zoning districts of Residential estate one acre, two-acre, and three-acre minimum and the Rural Residential general plan zoning district of Residential Estate, five-acre minimum. These zoning districts, once established and rezonings of applicable land are completed, could provide additional opportunities for mobilehome parks and special needs housing (e.g., supportive and transitional housing, group quarters). SB 2 funding would provide significant assistance with implementation as reflected in proposed **Housing Element Program 2.B.a_Undertake a Comprehensive Update of the City of Angels Municipal Code.**
- The municipal code does not currently address the sale of surplus lands zoned Public.

Housing Element Programs **2.A.K (Sale of Surplus Land)** and **2.A.I (Allow Housing in Public Zone)** address this need.

- Updates to the Angels Camp Municipal Code have been undertaken in a piecemeal manner resulting in internal inconsistencies that are confusing to developers. **Housing Element Program 2.B.a_Undertake a Comprehensive Update of the City of Angels Municipal Code** will eliminate this potential constraint (again, with the assistance of SB2 funding).
- Updates to the Angels Camp Municipal Code to incorporate affordable housing provisions identified in the general plan, but not yet incorporated into the municipal code including, but not limited to: reduced landscaping requirements for affordable housing (see footnotes in following table), increases in impervious surfacing for affordable housing (see footnotes in following table), _reducing oak woodland mitigation requirements (see revisions to **Housing Element Program 2.A.b_Encouraging infill**)
- Updates to the Angels Camp Municipal Code to increase the scope and flexibility of on and off-site improvements (e.g., curb, gutter, sidewalks, recreation facilities) required for affordable housing (**Program 2.B.b**), although Section 17.06.190 (see below) addresses many of these potential constraints and provides an avenue for incorporating flexibility under the density bonus program.
- Updates to the Angels Municipal Code are needed to incorporate recent changes to Accessory Dwelling Units to assist in expanding this already popular program as proposed in **Program 2.B.d**.

6.7.4.1 Reasonable Accommodation

The following program already included in the Municipal Code modifies and reduces zoning requirements, without the necessity for a variance to assist in the provision of special needs housing:

17.06.200 Reasonable accommodation.

A. Intent and Purpose. In accordance with the Fair Housing Act and with the California Fair Employment and Housing Act, the city provides for reasonable accommodation in the application of zoning regulations to provide equal opportunity to the disabled, as defined in those acts, to use and enjoy a dwelling. Reasonable accommodations shall provide for flexibility in the application of zoning regulations to the development or use of permitted dwellings contained in this title to address the needs of the disabled occupants to fully use a dwelling and shall not constitute a variance from the terms of the zoning ordinance as provided in Chapter [17.75](#).

B. Application. The owner or his/her agent may make application for a reasonable accommodation for the benefit of the occupant of an existing or proposed dwelling on a form prescribed by the director and submitted to the planning department accompanied by such plans, elevations, and other information as required for evaluation of the applicant's request, and written statements and evidence identifying:

1. *The zoning code provision from which accommodation is being requested; and*
2. *The basis for the claim that the individual, who is or will be the occupant of the dwelling for which the accommodation is requested, is considered disabled under the Fair Housing Act and why the accommodation is necessary to make the specific housing available to the individual.*

C. Processing Request for Reasonable Accommodation. Within forty-five days of receipt of a complete application for a reasonable accommodation, the planning department shall schedule the application for public hearing by the planning commission. The department shall give notice of the hearing in accordance with state law. The commission, within ninety days of receipt of the application from the planning department, shall approve or deny the application.

D. Appeal. The decision of the planning commission may be appealed to the city council within fifteen days of the date of the planning commission's action in accordance with the process detailed in Sections 17.81.010 and 17.81.030. (Ord. 468, 2015)

The granting of a waiver(s) pursuant to the Reasonable Accommodation procedure do not require special findings. Simply stating why the accommodation is necessary to make the specific housing available to the individual is sufficient per the City code. The City has not denied any requests for reasonable accommodation.

6.7.4.2 Accessory Dwelling Units (ADUs)

Chapter 17.61 of the AMC governs ADUs. It was last updated in 2005 with additions in 2015 to individual zoning districts to specify that ADUs are allowed in residential zoning districts.

The AMC currently:

- Does not allow granting a variance for parking for an accessory unit [17.61.020(A)]. However, only a single parking space is required for ADUs (See development standards following).
- AMC Section 17.61.020(F) requires payment of water and sewer fees as follows:
 1. Water capital improvement fees shall be paid in the amount established for "granny flats," as adopted according to the requirements of Chapter [14.20](#). NOTE: This was changed in June 2019 by resolution 19-17 and allows for no cost water capital improvement fees where the ADU is for ELI, VL, or LI.
 2. Sewer connection fees shall be paid in accordance with the requirements of Chapter [13.12](#).

- AMC 17.61.020 G. allows ADUs by right and to be approved ministerially unless a variance is required to meet development standards

AMC 17.61.030 establishes ADU development standards as follows:

A. Floor Area.

- 1. The minimum floor area of an accessory dwelling shall be three hundred fifty square feet.*
- 2. The floor area of the accessory dwelling, if contained in the principal structure, shall not exceed thirty percent of the floor area of the principal dwelling, or eight hundred square feet, whichever is less.*
- 3. The floor area of the accessory dwelling, if detached, shall not exceed fifty percent of the floor area of the principal dwelling, or eight hundred square feet, whichever is less, unless otherwise permitted by the underlying zone district.*
- 4. The area of garages shall not be counted when determining the maximum allowable floor area.*

B. Parking.

- 1. One parking space shall be required for the accessory dwelling.*
- 2. Parking access shall be at same location as the driveway for the principal dwelling, except where the lot abuts two or more streets, in which case the driveway for the accessory dwelling may be separate, provided the respective driveways are on separate streets.*
 - a. Curb cuts for driveways that access the parking for both the principal and accessory dwellings shall be no wider than twenty feet.*
 - b. Curb cuts for driveways that access only the accessory dwelling shall be no wider than ten feet.*

C. The minimum rear building setback for accessory dwellings that are located in detached structures and more than one story tall shall be ten feet.

D. No accessory dwelling shall be located on a property with a slope that exceeds twenty percent unless the area of the lot exceeds ten thousand square feet.

E. The accessory dwelling shall only be permitted in a structure that is on a permanent foundation.

F. If attached to the principal dwelling, the outside entrance shall not be on the same facade as the front entrance of the principal dwelling, except when the principal and accessory dwellings share a single common entrance.

G. No fence, screens, walls or other means shall be used to visually or physically separate a detached accessory dwelling from the principal dwelling. (Ord. 425 §9(part), 2005)

AMC Section 17.61.040 establishes the following ownership and occupancy standards for ADUs as follows:

A. No separate unit shall be created for sale or financing pursuant to any condominium plan, subdivision map, or similar device.

B. The provisions of this chapter shall not be construed to place any restrictions on the age of the occupant(s) of the accessory dwelling or his/her relationship to the owner(s) and/or occupant(s) of the principal dwelling. (Ord. 425 §9(part), 2005)

As illustrated in Table 64, ADUs are (or will be) permitted in all zoning districts that allow residential uses except for the Residential Cottage (RC) zone. In the RC zone, the 3,000 square foot lot size is expected to render the sites physically too small to accommodate a second unit.

ADUs are currently permitted in the R-1, R-2, and R-3 zoning districts pursuant to AMC Section 17.34.080.

ADUs, upon completion of pending code updates (subject to acquiring funding) will be allowed in Residential Estate one, two, three and five-acre minimum districts.

ADUs are not permitted uses in the Commercial, Industrial or Business Attraction and Expansion districts that do not generally permit residential uses.

Analysis

The City's ADU ordinance is generally in compliance with state law, but requires updates to incorporate new standards and reporting in accordance with AB 494 and SB229. Therefore, the following program is included in the Housing Element in response:

Program 2.B.d Revise the Accessory Dwelling Unit Ordinance (12 Units)

Additional revisions to the ordinance are proposed for the 2019-2027 cycle to comply with Government Code Sections 65852.2. Specific revisions will address garage conversions (and applicable setbacks), allowing tandem parking, sewer fees and reporting requirements.

Implementation of Program 2.B.d will bring the City's ADU ordinance into compliance with state law.

6.7.4.3 Short-Term Rentals

AMC Chapter 3.12 addresses short-term rentals which are defined as follows:

"Vacation rental" means one or more dwelling units, including either a single-family, detached or multiple-family attached unit, mobile homes, factory-built units or mobile units, rented for the purpose of overnight lodging for a period of not less than one night and not more than thirty days other than ongoing month-to-month tenancy granted to the same renter for the same unit. (Ord. 450 (part), 2011: Ord. 435 §2, 2009)

Those individuals that rent units for visitors must register with the City and are subject to paying transient occupancy tax. The City currently has 27 facilities registered as hotels, motels, bed and breakfast establishments, Air Bed and Breakfasts, and similar. Of the 27 registered facilities, 20± individual rooms could be made available as long-term rental units to residents, but are instead used as short-term rentals.

Vacation Rentals City of Angels

Apartments	2
Hotels	5
House	17
Lodge (5 bedrooms)	1
Room only	2
Total	27

The majority of these rentals are located in Greenhorn Creek where rental rates would generally be for above-moderate income levels. Therefore, the short-term rental market is not expected to affect the rental market for ELI, VL, L and moderate-income households in the City of Angels.

6.7.4.4 Single-Room Occupancies (SROs)

SROs are addressed in the Housing Element in **Program 2.A.h**.

Ordinance 473, adopted in 2015, allows for boarding houses (i.e., single room occupancy) for fewer than three residents in single-family, two-family, and multi-family zoning districts and as a conditional use in all other zoning districts as codified in AMC 17.34. The Program is retained in this update to promote its availability.

In addition, pursuant to AMC Section 17.26.030 (G) single room occupancies are addressed as Residential Hotels. They are permitted subject to issuance of a site plan review in the Historical Commercial (HC) zoning district where this was historically the development pattern (boardinghouses). The purpose of the site plan review is to confirm that all aspects of the municipal code and state laws have been met. Most Residential Hotels in the HC district would qualify to use the standards provided in the State Historical Building Code (i.e., for buildings 50 years of age or older).

Based on the preceding, the municipal code provides adequate opportunities for SROs.

Completion of the identified programs, coupled with recent reductions in affordable housing

impact mitigation fees and acquisition of infrastructure improvement grants for water and wastewater, is expected to remove most government constraints to affordable housing development.

6.7.5 General Plan 2020 Goals, Policies and Programs

Goals, policies and implementation programs of the Angels Camp 2019-2027 Housing Element are detailed throughout this Housing Element. Goals, policies and implementation programs in all other elements of the General Plan that may influence the provision, location, or design of housing; programs supporting transportation/housing linkages; supporting reduction in greenhouse gas emissions; and that are not analyzed elsewhere in this element are analyzed in the following table.

Table 66: Analysis of 2020 General Plan Goals, Policies and Implementation Measures as Potential Constraints to Development (Exclusive of Housing Element)

Goal, Policy, Implementation Measure	Discussion	Conclusions/ Recommended Action
2020 General Plan Chapter 1: Land Use Element		
1A-2 Encourage infill development that is compact, mixed use, pedestrian-friendly, transit-oriented and discourages or reduces auto-dependency.	All Goals and policies of the 2020 General Plan Land Use element emphasize the location of all types of housing, especially medium and high-density housing; near services and transportation.	Implement general plan programs associated with these goals and policies. No further action required.
1.D.2 Encourage higher density housing in areas served by a full range of urban services, preferably along collector and arterial streets, and within walking distance of shopping areas.		
1.D.3 Recognize the need to supply affordable housing in close proximity to commercial centers to serve the City's and county's high number of service-oriented, minimum-wage workers.		
1.D.5 Encourage compact development patterns suitable for public transportation, pedestrian movement, use of <i>low-speed vehicles</i> (LSVs), and bicycles between high and medium density residential developments.		
1.A.b <u>Revise and update the City zoning ordinance to maintain consistency with this general plan</u>	See Municipal Code analysis (following).	See Municipal Code analysis (following this table). Lack of funding and staffing has delayed program implementation. SB 2 funding could assist in completing this program.
1.A.c <u>Monitor Land Availability</u>	This program provides for monitoring land availability for housing and for economic development to assist in promoting the jobs/housing balance in the City.	Implement general plan program, no further action required.
1.A.g <u>Establish a Growth Management /Infrastructure Allocation Program</u>	This program specifies that the allocation of available infrastructure shall address the provision of the City's fair share of housing for	Implement general plan program.

Goal, Policy, Implementation Measure	Discussion	Conclusions/ Recommended Action
	all income levels.	
1.H.a <u>Establish an Annexation Plan</u>	This program specifies that future annexations shall consider the inclusion of land providing affordable housing opportunities	Implement general plan program, no further action required.
2020 General Plan Chapter 2: Housing Element -- Analyzed throughout this element; See also Municipal Code analysis following this table		
2020 General Plan Chapter 3: Circulation Element		
3.B.4 Adopt and facilitate construction of routes serving <i>low-impact modes of transportation</i> throughout the City that link together commercial, residential, school, recreational, public and similar high-use land uses.	The goals and policies of the 2020 General Plan Circulation Element emphasize the connection of residential land uses (in particular moderate and high-density residential) to public transportation.	Implement general plan programs related to these goals and policies. No further action required.
3.B.5 Emphasize connectivity between pedestrian, bicycle, transit and road facilities.		
3.C-1 Support the provision and encourage the use of public transportation to reduce impacts on the City's roadways and to provide alternative methods of transportation for all income levels.		
3.A.i <u>Forward a Draft Ordinance to the City Council to Waive, Reduce or Defer Traffic Impact Mitigation Fee Payments for Specified Projects</u>	This program will assist in reducing traffic impact fees or allowing developers to defer payments to facilitate the provision of affordable housing.	This program was partially implemented June 18, 2019 with adoption of Resolution 19-17 (Appendix 2C).
3.A.k <u>Identify Preferred and Support Construction of Adopted Routes to Serve Future Land Uses: Collectors</u> Angel Oaks Drive Extension North Demarest Street Extension Kurt Drive Extension	The completion of each of these collector roads will directly improve or allow service to lands targeted for multi-family housing (Appendix 2H)	Implement general plan program, no further action required. The 2019-2020 Budget includes funding to complete a specific plan associated with constructing Angel Oaks Drive Extension North (aka Foundry Lane Extension). This route will assist in serving land targeted for affordable housing.
3.A.l <u>Identify Preferred and Support Construction of Adopted Routes to Serve Future Land Uses: Local Roads</u> Bennett Street to Angel Oaks Drive North Extension; Copello Drive to Angel Oaks Drive North Extension; Purdy Road Extension	The completion of each of these local roads will directly improve or allow service to lands targeted for multi-family housing (Appendix 2H)	Implement general plan program, no further action required.

Goal, Policy, Implementation Measure	Discussion	Conclusions/ Recommended Action
3.B.c <u>Prioritize Trails that Promote Circulation and the City's <i>Low-Impact Modes of Transportation Plan</i></u>	This program will facilitate the ability of multi-family residents to access linkages to public transportation.	Implement general plan program, no further action required. The City is in the design and environmental phase for the Angels Creek Trail.
3.C.g <u>Expand Available Transit Stops Along Fixed Routes in the City</u>	This program will facilitate the ability of multi-family residents to access public transportation.	Implement general plan program, no further action required. The City is in the design and environmental phase for a new transit stop at Copello/SR 49.
2020 General Plan Chapter 4: Conservation & Open Space		
All goals, policies and implementation measures of this element of the general plan are closely tied to compliance with the requirements of the California Environmental Quality Act for all development and, as legally mandated programs, are not considered to be constraints to the development of housing in the City. In addition, this element includes the following programs emphasizing efficient use of energy resources for all land uses (including housing).		
Goal 4.B Promote the efficient use of energy resources. 4.B.a <u>Encourage Use of Energy-Conserving Designs, Materials and Equipment</u> 4.B.f <u>Expand Opportunities for Recycling in the City Including <i>E-Cycling</i></u> 4.B.g <u>Update Title 17 of the City of Angels Municipal Code to Promote Recycling</u>		
Recommendation: Implement general plan programs, no further action required.		
2020 General Plan Chapter 5: Noise Element		
The goals, policies and implementation measures of this element protect new residential development from excessive noise consistent with state law and the guidelines of the American Association of State Highway and Transportation Officials and the State Noise Insulation Standards (Title 25 of the California Administrative Code) and, therefore, are not considered constraints to development.		
2020 General Plan Chapter 6: Health and Safety Element		
The goals, policies and implementation measures of this element identify emergency evacuation routes, fire hazard reduction, water availability during emergencies, protections from flood damage, and protections from mine and seismic hazards and are considered necessary to the provision of safe housing and, therefore are not considered as constraints to development. It is noted, however, that extensive mine tunnels exist throughout the City and may add to the costs of construction. Angels Camp 2020 General Plan emphasizes the location of multi-family residential developments on sites which have minimal constraints related to mining structures or upon which extensive studies already have been completed and construction standards established for the development of housing on the project site. Pending updates to the state's fire hazard severity maps could affect future City development dependent upon final drafts of new maps.		
2020 General Plan Chapter 7: Public Facilities Element		

Goal, Policy, Implementation Measure	Discussion	Conclusions/ Recommended Action
Water, Wastewater	See discussion and analysis in Section 1.7.2 herein	<p>Programs 2.B.f (Monitor Water Plant Capacity), 2.B.g (Reduce Connection Fees), and 2.B.h (Maintain Sufficient Water and Wastewater Capacity)</p> <p>The City should aggressively pursue outside grants to repair the highest priority infrastructure needs.</p>
<p>7.A.b <u>Consider Establishing a Redevelopment Agency to Assist in the Provision of Affordable Housing, to Fund Infrastructure Improvements, and to Achieve Other City Goals Identified in the General Plan</u></p>	This program would help generate funding for infrastructure improvements necessary for the provision of affordable housing and economic development	Implement general plan program. No further action required. See changes to this Element, Program 2.C.f addressing identifying alternative funding sources to redevelopment. This program will be amended in upcoming General Plan revisions to eliminate references to redevelopment agencies. Alternative funding sources to repair infrastructure (e.g., CDBG, state-revolving fund) will be identified.
<p>7.B.g <u>Forward a Draft Ordinance to the City Council to Waive, Reduce and/or Defer Application, Connection and Impact Fee Payments for Low-to-Moderate Income Housing Projects</u></p> <p>7.B.i <u>Reduce Connection Fees for Low and Very Low-Income Households Commensurate with the Acquisition of Funding from State and Federal Sources Supporting Affordable Housing</u></p>	These programs address the payment of impact mitigation fees, facility improvement fees and pursuit of grant funding for infrastructure improvements and are incorporated in the Housing Element in Programs 2.A.b (Encourage Infill), 2.B.c (Fee waiver, deferral, reductions) , 2.B.g (Connection fee waiver, reduction, deferral) and discussed herein. Fees may increase the cost of affordable housing. Reducing fees could assist in encouraging the development of affordable housing and a program to reduce or waive various infrastructure fees has been proposed in conjunction	Implement general plan program, no further action required. This program was partially implemented June 18, 2019 with adoption of Resolution 19-17 (Appendix 2C)

Goal, Policy, Implementation Measure	Discussion	Conclusions/ Recommended Action
	with this Housing Element.	
7.B.h <u>Continue to Monitor the City’s Water Treatment Plant Capacity to Ensure Sufficient Capacity for New Development and to Meet the City’s Land Use Goals</u>	This program is reflected in the Housing Element in Programs 2.B.f (Monitor Water Plant Capacity), and 2.B.h (Maintain Sufficient Water and Wastewater Capacity) and discussed herein.	Implement general plan program, no further action required.
7.B.j <u>Maintain Sufficient Water and Wastewater Capacity</u>	This program is reflected in the Housing Element in Programs 2.B.f (Monitor Water Plant Capacity), and 2.B.h (Maintain Sufficient Water and Wastewater Capacity) and discussed herein.	Implement general plan program, no further action required.
2020 General Plan Chapter 8: Cultural Resources		
8.B.c <u>Provide Zoning Incentives to Encourage Preservation and Rehabilitation of Historic Buildings</u>	This program recognizes the necessity of using historic properties for multiple uses, including affordable housing. The program supports Housing Element programs addressing single-room occupancy and the creation of residential units above commercial properties in historic structures.	Implement general plan program, no further action required.
8.B.d <u>Continue to Allow Use of Materials and Methods Consistent with the Construction Date of the Building for Buildings 50 Years of Age or Older per the State Historic Building Code</u>	This program formalizes and recognizes the applicability of the State Historic Building Code for all projects (including those for affordable housing) involving the reuse or restoration of historic structures.	Implement general plan program, no further action required.
8.B.n <u>Adopt the Mills Act</u>	These programs will assist all types of residential development involving historic properties to reduce property taxes (Mills Act) and federal taxes—incentives as part of an overall program for encouraging the reuse of historic properties ...including the use of such properties for affordable housing.	Implement general plan program, no further action required.
8.B.o <u>Encourage and Support the Efforts of Property Owners to Qualify for Federal Historic Preservation Tax Incentives (aka 1986 Tax Reform Act)</u>		
8.B.t <u>Integrate Affordable Housing Goals and Cultural Resources Goals</u>	Both programs recognize the necessity of using historic properties for multiple uses, including affordable housing. These programs support	Implement general plan program, no further action required.
8.B.y <u>Encourage Rehabilitation of Old Buildings</u>		

Goal, Policy, Implementation Measure	Discussion	Conclusions/ Recommended Action
	Housing Element programs addressing single-room occupancy and the creation of residential units above commercial properties.	
2020 General Plan Chapter 9: Air Quality		
<p>All goals, policies and implementation measures of this element of the general plan are closely tied to compliance with the requirements of the California Environmental Quality Act and local, state and federal air quality regulations for all development and, as legally mandated programs, are not considered to be constraints to the development of housing in the City.</p> <p>In addition to Program 2.C.o (Climate/Green/Energy) already addressed herein; this element further addresses issues related to global climate change and energy conservation in the following programs (in support of Program 2.C.o).</p> <p>9.A.5 Emphasize the reduction of air emissions (including greenhouse gas emissions) generated from sources located within the City of Angels and under City control. [2020 GENERAL PLAN MITIGATION MEASURE, MM-AIR-03]</p> <p>9.A.7 Reduce the emission of greenhouse gasses, counteract the effects of, and protect the City’s residents from the effects of global warming to the maximum extent feasible. [2020 GENERAL PLAN MITIGATION MEASURE, MM-AIR-03]</p> <p>Recommendation: Implement general plan programs, no further action required.</p>		
2020 General Plan Chapter 10: Economics		
<p>All programs in this element with the potential to affect the provision of housing and the jobs/housing balance already are identified and discussed in the Housing Element. The following program summarizes the jobs/housing linkage, reflected throughout 2020 General Plan.</p> <p>1F-1 Encourage well-designed business attraction and expansion proposals which are compatible with the rural character of the community, contribute positively to the City’s economic base, and improve the City’s jobs/housing balance.</p> <p>Recommendation: Implement general plan programs in support of this goal. No further action required.</p>		
2020 General Plan Chapter 11: Community Identity		
<p>This element emphasizes the maintenance of community character throughout the City. The program includes programs from all other elements already discussed herein. One program unique to this element, is the Healthy Community Program (aka the Sustainable Community Concept). This program emphasizes: commitment to place, promoting vitality, building resilience, encouraging the community to act as stewards, forging connections and promoting equity. Representative goals and activities include, but are not limited to, those that promote: Living-wage jobs are available for members of the community within a reasonable distance from home; education and training are available locally that provide residents with skills they need to gain, keep or create living-wage jobs; adequate affordable housing is available for the more economically vulnerable members of the community; citizens participation from all segments of the community in organizations and activities that help to strengthen the community; social support networks—both formal and informal—that help members of the community during times of need; practicing energy conservation to reduce the economic costs and environmental impacts of energy production; building positive relationships with outside agencies and organizations that allow the community to gain</p>		

Goal, Policy, Implementation Measure	Discussion	Conclusions/ Recommended Action
<p>access to information and technical and financial assistance; providing each resident with similar access to and opportunity to participate in community decision making processes.</p> <p>11.A.a <u>Support Programs and Efforts that Help Establish the City as a Healthy Community: Promote/Facilitate Public Participation in Local Government</u></p> <p>Recommendation: Implement general plan programs in support of this goal. No further action required. The City expects to incorporate new programs for Health Communities in the upcoming update of General Plan 2020.</p>		
2020 General Plan Chapter 12: Recreation		
12.C.b <u>Establish Parks to Facilitate the Implementation of the General Plan's Land Use and Housing Elements</u>	This program includes provisions for creating live-work parks for high density residential developments to provide recreational opportunities for affordable housing	Implement general plan program, no further action required. The City is actively pursuing grant funds to expand parks available to those in extremely low, very low, low- and moderate-income categories.
12.E.h <u>Facilitate Establishment of a Community-Based Organization to Accept Donations and Spearhead Community Projects</u>	Implementing this program would provide an entity qualified to accept land or other donations for parks and for affordable housing opportunities.	Implement general plan program, no further action required. The Angels Camp Community Club was formed as a non-profit separate from the City and is currently filling this role.

The next planned update of the General Plan is scheduled to begin in 2020. At that time, provisions for addressing disadvantaged communities pursuant to Government Code Section 65302(h)(2) will be incorporated either through adoption of an Environmental Justice Element or policies and goals in the updated General Plan.

6.7.6 Permits and Processing Procedures

6.7.6.1 Permits

In order of increasing complexity, the entitlements most frequently associated with residential development and special needs housing in the City are:

a. Building Permits

Land uses which are permitted “by right” require only the acquisition of a Building Permit from the City. The procedure for processing a Building Permit is as follows:

- Submit an application to the Community Development Department, Building Division;
- Forward the application to the Planning Director to determine compliance with the zoning ordinance;
- Forward the application to the City Engineer for an Engineering Plan Check;
- Make corrections to the application as indicated by the City Engineer and re-submit corrected plans to the City Engineer (approximately 15% of permits do not require a second review by the City Engineer);
- Plan review by Chief Building Official for code compliance;
- Submittal to Permit Technician for fee calculation and permit issuance

This process typically requires two to six weeks for completion. Regionally, building permit processing for a single-family residence may take a minimum of two weeks to as much as six months. Therefore, processing time for Building Permits in Angels Camp is comparatively fast and is not considered a constraint to development.

b. Site Plan Review

Land uses which require City review to ensure compliance with development standards (e.g., sign design, parking, landscaping), but which are otherwise permitted “by right” require a site plan review. The procedure for completing a site plan review is as follows:

- Submit an application to the Community Development Department, Planning Division
- Planning Department circulates the proposed site plan to advisory agencies (e.g., City engineering, building department, public safety departments, public works department, Caltrans)
- Planning Department prepares the environmental document for the project and a staff report incorporating development standards and comments from advisory agencies.
- Planning Department schedules the item for a public hearing before Angels Camp Planning Commission (e.g., prepares a Planning Commission Agenda, legal notice, notifications for adjoining landowners within 300 feet of the proposed project)
- The Angels Camp Planning Commission reviews staff recommendations receives public comment relative to the application and acts on the proposed project at its monthly meeting held the second Thursday of each month.

Approval of a site plan review requires that the Planning Commission make the following findings:

- i. The project is consistent with the provisions of the City of Angels Municipal Code;
- ii. The project is consistent with the provisions of the City of Angels General Plan;

- iii. Project approval is in the best interest of the public health, safety and general welfare;
- iv. General site considerations, including site layout, open space and topography, orientation and location of buildings, vehicular access, circulation and parking, setbacks, height, walls, fences, public safety and similar elements have been designed to provide a desirable environment for the development;
- v. General architectural considerations, including the character, scale and quality of the design, the architectural relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing and similar elements have been incorporated in order to insure the compatibility of this development with its design concept and the character of the adjacent buildings²¹; and
- vi. General landscape considerations, including the location, type, size, color, texture and coverage of plant materials, provisions for irrigation, maintenance and protection of landscaped areas and similar elements have been considered to insure visual relief, to compliment buildings and structures and to provide an attractive environment for the enjoyment of the public.

The Planning Commission, in making these findings, has the authority to impose such conditions as it deems necessary to protect the best interests of the surrounding neighborhood, public health, safety and welfare in line with the standards set forth in the Code and general plan. Appeals of the Planning Commission's decision may be made to the City Council within 15 days of the public hearing.

Depending upon the complexity of the project, a site plan review (including public hearing) may take from 30 to 90 days to process. This is viewed as a "quick turnaround" in comparison to other jurisdictions in the region which may require up to six months to process a complex site plan review.

In short, site plan reviews are normally approved subject to fulfilling conditions as established in the Code (landscaping, parking). Denial of a site plan review is rare. A single complaint regarding the site plan review process from the development community was received in 2001. The objection focused on City requirements for site plan reviews involving existing buildings. In response, the City adopted a revision to the site plan review process to further shorten site plan review time. Pursuant to Ordinance #395, any land use requiring a site plan review involving an existing building with no proposed expansion, may be issued by the Planning Department without a Planning Commission (public) hearing. This process amendment allows completion of minor site plan reviews within one month and, occasionally in less than one month's time.

With this ordinance amendment, there have been no further identified constraints to development associated with the site plan review process.

c. **Conditional Use Permits**

Conditional Use Permits are required for land uses which are not permitted "by right" and which may be incompatible with other neighboring land uses depending upon the

²¹ The City has adopted design standards applicable only to the downtown Historic Commercial District. Emergency shelters and transitional and supportive housing are not permitted in the HC District and are not, therefore, subject to these architectural considerations. Lighting is addressed only in Shopping Center Commercial and Community Commercial where necessary for safety (e.g., The SC and CC zoning districts are located along SR 49 where inadequate lighting would create a hazard for pedestrians).

circumstances of each project.

The procedure for issuance of a Conditional Use Permit is as follows:

- Submit an application to the Community Development Department, Planning Division
- Planning Department circulates the proposed site plan to advisory agencies (e.g., City engineering, building department, public safety departments, public works department, Caltrans)
- Planning Department prepares the environmental document for the project and a staff report incorporating development standards and comments from advisory agencies
- Planning Department schedules the item for a public hearing before the City of Angels Planning Commission (e.g., prepares a Planning Commission Agenda, legal notice, notifications for adjoining landowners within 300 feet of the proposed project)
- The Angels Camp Planning Commission reviews staff recommendations, receives public comment relative to the application and acts on the proposed project at its monthly meeting held the second Thursday of each month

Approval of a conditional use permit requires that the Planning Commission make the following findings:

- i. The project is consistent with the provisions of the City of Angels Municipal Code;
- ii. The project is consistent with the City of Angels General Plan;
- iii. The site for the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by this chapter as needed to make said use compatible with land uses in the neighborhoods; and
- iv. The site for the proposed use is related to street and highways adequate in width and surface type to carry the quantity and kind of traffic generated by the proposed use; and
- v. The proposed use will have no significant adverse effect on affected property; and
- vi. The conditions stated in the decision are deemed to protect the public health, safety and general welfare.

In making these findings, input from landowners located within 300 feet of the project site is considered by the Planning Commission at public hearing in determining the compatibility of the land use with other neighborhood land uses. Public hearings which generate strong neighborhood opposition to a project may result in a recommendation to deny a project based on incompatibility with the neighborhood or as having a significant adverse effect on affected property. Appeals of the Planning Commission's decision may be made to the City Council within 15 days of the public hearing.

Depending upon the complexity of the project, a conditional use permit (including public hearing) may take from 30 to 90 days to process. This is viewed as a "quick turnaround" in comparison to other jurisdictions in the region which may require up to six months to process a complex site plan review. Processing time for conditional use permits is not considered a constraint to development.

6.7.6.2 Intergovernmental Review

Most the City's commercial establishments encroach onto State Route 4 or 49. As a result, new encroachments onto either State Route 4 or 49 require review-and approval from Caltrans.

Occasionally, these encroachments also involve residential developments. This required review has often led to lengthy negotiations between Caltrans and the developer and has added to the length of the project review process. To help facilitate coordination between the City and state, the City participates in the intergovernmental review process with Caltrans through issuance of project notifications and solicitations for project input from Caltrans during project reviews by the City. Even with this coordination, however, staff shortages at Caltrans and ensuing negotiations with the developer may add weeks and even months to the permit processing process.

While removal of this governmental constraint is not fully within the jurisdiction of the City, the City is attempting to further facilitate intergovernmental reviews. To assist in reducing intergovernmental review time, the City is updating its general plan circulation element to consolidate multiple circulation studies and circulation plans and clearly identify all planned highway encroachments anticipated by the City through the next 20 years in the hopes of securing agreements from the state in advance of future development requests. In addition, the City is completed a Partnership Planning Grant with Caltrans and the Calaveras Council of Governments in 2015 to resolve some of the outstanding transportation issues in the City. Projects identified in the complete study are at various stages of planning, design, and environmental review.

6.7.6.3 Processing Time

The following summarizes the average permit-processing time for the various entitlements which may be associated with the provision of housing in Angels Camp. In comparison to nearby foothill counties, the processing time for entitlements issued in Angels Camp is short. The small size of Angels Camp, coupled with a relatively low volume of entitlements annually allows for speedy review of permits by City staff and is not considered a constraint to development.

Table 67: Permit Review Process (Angels Camp)

Entitlement	Processing Time (approximate averages)	Discretionary or Ministerial Review
General Plan Amendment	4 months	Discretionary
Zone Change	2-3 months	Discretionary
Tentative Subdivision Map	2-6 months	Discretionary
Site Plan Review	1-3 months	Ministerial
Final Subdivision Map	2 months	Ministerial
Design Review Permit	1 month	Discretionary
Conditional Use Permit	1-2 months	Discretionary
Plan Check/Building Permit	6-8 weeks	Ministerial

The amount of time that expires between issuance of an entitlement (e.g., use permit, site plan review) and an applicant's application for a building permit is highly variable and generally is based on the applicant's dedication to the project and access to sufficient funding. Entitlements generally expire within one year of issuance if they are not activated (i.e., a building permit or grading permit application is submitted). However, extensions can be granted upon request. Based on recent experience, a delay of approximately 6 months to 2 years is the typical amount of time that expires between issuance of an entitlement and submittal of a building permit application.

The following processing times are projected for a single-family residential and multi-family residential project in Angels Camp.

Table 68: Processing Time for “Typical” Single/Multi-Family Developments

Project Type/Size	Typical Processing Time	Comments
SFR on existing lot	2-4 weeks	Building Permit only
MFR on existing lot /a/	8 weeks (CUP) 8 weeks (SPR)	Site Plan Review, Building Permit/b/
SFR requiring parcel map (1-4 lots)	4-6 months	CEQA exempt /c/
MFR requiring parcel map (2-4 lots)	4-6 months	CEQA exempt/c/
SFR requiring subdivision map (5-100 lots)	6-9 months	Mitigated Negative Declaration
MFR requiring subdivision map (5-100 lots)	6-9 months	Mitigated Negative Declaration
Large SFR, MFR, or mixed housing subdivision 100+ lots	1-1/2 years (18 months)	Environmental Impact Report, Annexation likely to be required

Key:

SFR = Single-family residential

MFR = Multi-family residential

CUP = Conditional Use Permit

SPR = Site Plan Review

/a/ Consistent with general plan land use density requirements

/b/ Site plan review (ministerial)-- still triggers Planning Commission review.

/c/ Small land divisions in Angels Camp typically qualify as infill and are exempt from the California Environmental Quality Act (CEQA)

Pursuant to AMC Section 17.34 [Ordinance 484 §1(part), 2018 and Ordinance 473 §8, 2015], multi-family housing is a permitted use in the R-2 (Two-family residential) and R-3 (Multi-family residential) zoning districts.

See Table 161 for typical build “as built” densities in the City.

6.7.6.4 Building Codes and Enforcement

Building codes are often viewed as a contributor to the high cost of housing by generating delays and requiring construction methods which increase basic costs. However, the adoption and enforcement of such codes is required of municipalities under State law. The City abides by the 2016 California Codes ²² and has adopted no changes to the CBC applicable in the City. The City also adopted the California Green Building Standards. As noted in preceding paragraphs, the City’s two to four week building permit processing time is considered short in comparison to other jurisdictions in the region which may require up to six months for issuance of a building permit. Also, the CBC establishes minimum standards for life safety. Therefore, enforcement of the CBC is not viewed as an obstacle to the provision of affordable housing in the City.

The Angels Camp Building Department views code enforcement as the means to ensure that safe and uniform construction practices are followed. The City’s code enforcement program includes one code enforcement officer/Building Inspector. The code enforcement officer primarily responds to complaints received by the City. Most code violations in the City involve building without a permit, illegally parked cars, junk vehicle storage, and barking dogs. The code enforcement officer also responds to occasional complaints related to the installation of signs without permits and altering

²² The California Codes refer collectively to the California Building Code, California Plumbing Code, California Electrical Code (etc.). Commencing January 1, 2020, the City will be subject to the 2019 California Codes

buildings in the historic district without acquisition of appropriate permits or reviews by the Planning Commission.

Initial contacts between the code enforcement officer and landowner are normally informal and involve only a verbal request to secure appropriate permits or passing along the name of the appropriate contact at the City. If ignored, a written request for compliance is sent to the landowner. Formal prosecution of violations is relatively rare and is normally handled in partnership with the City police department and City attorney. —One violation has resulted in an ongoing lawsuit related to a deteriorated building and order for demolition. There are no known cases of zoning enforcement actions in the City which have led to the loss of housing for any individual. Therefore, the City's code enforcement program is not viewed as a constraint to the development of housing.

As indicated in **Program 2.C.n (Code Enforcement Position)**, the City intends to continue to maintain a position of code enforcement officer/Building Inspector for the City and increase coordination between the City planning department and the City code enforcement officer to facilitate identification of substandard and dilapidated housing units which could benefit from rehabilitation consistent with the requirements of the Health and Safety Code Section 17995.3.

6.7.6.5 Process and Policy for Substandard Units and Rehabilitation Requirements

Given the large concentration of homes built in the second half of the 19th Century, the City of Angels Camp applies the State Historic Building Code for those homes listed in the City's historical inventory (Central Sierra Historic Resource Inventory, March, 1989; Leslie Crow) and, in generally, for builders with structures in excess of 50 years of age that request use of the SHBC.

7 Housing Implementation Action Plan & Eight-Year Schedule

Table 69: 8 Year Schedule & Action Plan - Government Code Section 65583(c)

Implementation Program	Responsible Agency	Potential Funding Sources	Quantified Program Objectives	Time frame
Adequate Sites & Affordable Housing				
2.A.a <u>Housing Coordinator</u>	Community Development Department, Planning Division City Council City Administration Calaveras County	CDBG GF SB2	To ensure that the City is staffed with persons with experience in overseeing and implementing housing programs.	FY 2025/2026
2.A.b <u>Continue to Encourage the Establishment of Small, Affordable Housing Units Distributed Throughout the City/Map Infill Parcels</u>	Community Development Department, Planning Division GIS Division City Administration	GF, CDBG SB2	Establish at least five affordable housing units using incentives established in this program.	June 30, 2022
2.A.c <u>Use Development Agreements for Large Developments within the Specific Plan (SP) Zone to Promote Affordable Housing</u>	Community Development Department Planning Division	GF CDBG SB2	Encourage the construction of up to 10% of housing in the Specific Plan Zone for low and very low-income households.	FY 2024/2025
2.A.d <u>Vacation Rentals/2nd Home Properties/Underused Sites</u>	Community Development Department, Planning Division	GF, CDBG SB2	Convert up to 2 vacation rentals to full-time rentals	FY 2025/2026
2.A.e <u>Facilitate and Promote Moderate-Wage Job-Training Efforts Compatible with the City's Employment Projections</u>	Angels Camp – Administration, City of Angels City Council; CW CACO-EDC MLJT, JC CCC, BH-ROP	CDBG-EDA USDA, GF	Receipt of at least one application for a business offering employee wages of at least \$10/hr. on a parcel designated as Business Park (BP)	Ongoing

Implementation Program	Responsible Agency	Potential Funding Sources	Quantified Program Objectives	Time frame
2.A.f <u>Encourage Co-Housing/Cooperative Housing/and Tiny Houses</u>	Community Development Department, Planning Division	GF SB2	Complete a map of parcels in the City available for co-housing; receipt of at least one application for co-housing during the planning period.	June 30, 2022
2.A.g <u>Encourage “Self-help,” Privately Funded Housing Programs</u>	Non-profits Community Development Department, Planning Division	CSHHP	Prepare at least two resolutions, or letters of support, or provide fee waivers, or attend at least two pre-development meetings with (or otherwise provide guidance for) a non-profit interested in providing self-help housing prior to the end of the planning period.	Ongoing
2.A.h <u>Encourage the Establishment of Single-Room Occupancy Housing</u>	Community Development Department, Planning Division	GF CDBG SB2	Receive one application from or attend a pre-development meeting with or otherwise provide guidance for a developer interested in establishing a boarding house or single-room occupancy structure in one of the City’s historic hotels.	FY 2024/2025
2.A.i <u>Facilitate the Exchange/Consolidation of the Region’s Housing Assistance Information</u>	Angels Camp - Administration, TRC, CSCoC, CACO; BHS CACO-EDC CCAR, GCAMI, CMCAA, CW	HOME GF SB2	To provide a one-stop, single information source for housing information for City residents or potential City residents.	FY 2024/2025
2.A.j <u>Encourage New Construction of 96 New Housing Units and Rehabilitation of at Least 3 Housing Units for extremely low, Low, Very Low and New Construction of 38 units of</u>	Community Development Department – Planning and Building, Angels Camp - Administration; Angels Camp City Council, HC; local housing agencies; TRC	GF	Encourage New Construction of at Least 60 New Housing Units and Rehabilitation of at Least 4 Housing Units for Low, Very Low, and Extremely Low-Income Households through implementation of the programs contained herein	June 15, 2027

Implementation Program	Responsible Agency	Potential Funding Sources	Quantified Program Objectives	Time frame
<u>Housing for Moderate Income Households</u>				
2.A.k Sale of Surplus Land and Affordable Housing	Community Development Department, Planning Division in coordination with other local, state and federal agencies	GF SB2	Provide up to 5 acres of land for potential construction of housing for extremely low, very low, low- and moderate-income households	FY 2024/2025
2.A.l <u>Allow Housing in the Public (P) Zoning District</u>	Community Development Department, Planning Division	GF SB2 Funds		FY 2024/2025
Governmental Constraints				
2.B.a Undertake a Comprehensive Update to the City of Angels Municipal Code	Community Development Department, Planning Division PC, CC	GF SB2 Funds	Remove identified inconsistencies between the general plan and the City’s Municipal Code and remove identified constraints to the development of affordable housing through implementation of programs 2.B.b through 2.B.i.	FY 2024/2025
2.B.b Continue to Provide Flexible Standards for On and Off-Site Improvements for the Construction of Extremely Low-to-Moderate Income Housing	Community Development Department, Planning Division	GF SB2 Funds	Apply at least two alternative development standards to a project providing housing for a low or very low-income households	FY 2024/2025
2.B.c Continue to Waive, Reduce and/or Defer Application and Impact Fee Payments for Extremely Low-to-Moderate Income Housing Projects	Community Development Department, Planning Division, City Council, Angels Camp – Administration and Finance	GF SB2 Funds	Waive or reduce fees for at least one project providing housing for a low, very low or extremely low-income households	Ongoing throughout planning period
2.B.d Revise the City’s Accessory Dwelling Unit Ordinance	Community Development Department, Planning Division	GF CDBG SB2	Issue building permits for at least six second units.	FY 2024/2025

Implementation Program	Responsible Agency	Potential Funding Sources	Quantified Program Objectives	Time frame
2.B.e Complete Improvements to Increase the City's Water Treatment Plant Capacity to Ensure Sufficient Capacity to Meet the City's Affordable Housing Objectives	Angels Camp - Engineering (Lead) Angels Camp - Administration Community Development Department, Planning Division PC, CC	GF State Water Resources Revolving Fund CDBG, SB2 Funds Capital improvement funds	Update the Water and Wastewater Master Plans at least once prior to 2027	Complete priority improvements by 2027
2.B.f Continue to reduce connection fees for extremely low, very low- and low-income households commensurate with the acquisition of funding from state and federal sources supporting affordable housing	Community Development Department, Planning Division Angels Camp Administration CC	GF	Reduce connection fees for at least six low, very low or extremely low-income households if grant funding is secured.	Ongoing
2.B.g. Complete Improvements to the City's Wastewater Delivery System	Angels Camp – Engineering (Lead) Angels Camp Administration, CC, PC Community Development Department, Planning Division	CDBG GF USDA Clean water state revolving fund, SB2 funds Capital improvement funds	Maintain adequate wastewater delivery for housing for all income levels.	Complete priority improvements by 2027
2.B.h Codify the State's Housing Accountability Act Requirements	Community Development Department, Planning Division	GF SB2 Funds	Ensure that necessary findings are incorporated into the review process for affordable housing and reduce the effects of NIMBYism	Complete code updates by FY 2024/2025

Implementation Program	Responsible Agency	Potential Funding Sources	Quantified Program Objectives	Time frame
2.B.i Allow Second-floor Housing Units in Commercial Buildings	Community Development Department, Planning Division	CDBG GF SB2 Funds	Permit at least one second-floor housing unit above a commercial establishment within a commercial district.	FY 2024/2025
2.B.j Mobilehome /Manufactured Housing Provisions	Community Development Department, Planning Division	CDBG GF SB 2 Funds	Permit at least three manufactured homes on single-family residential lots.	June 30, 2022
2.B.k Incorporate Housing Education Programs	Community Development Department, Planning Division	GF CDBG	Assist staff in addressing community opposition to high density affordable housing projects	Once every four years, Ongoing
2.B.l Water and Wastewater Service Priorities for Target Income Groups	CC AC-CE Community Development Department, Planning Division	GF SB2 Funds	Continue to provide sufficient water and wastewater service to serve all housing needs; when constrained, water and wastewater service priorities should be allocated to projects serving target income groups	January, 2020
Housing Conservation				
2.C.a Continue to Allow Use of Materials and Methods Consistent with the Construction Date of the Building for Buildings 50 Years of Age or Older per the State Historic Building Code	Community Development Department, Building Division	GF	Allow the use of materials and methods of construction consistent with the construction date of the building for buildings 50 years of age or older on at least two rehabilitation or remodeling projects in the City.	Ongoing
2.C.b Continue to Monitor the Status of At-Risk Units and Inform Agencies Able to Pursue Purchase	Community Development Department, Planning Division	GF	To retain the 50-unit Altaville Apartments for low and very low-income households.	Ongoing
2.C.c Facilitate Right of First Refusal Agreements	Community Development Department, Planning Division	PIRP GF	Provide notification to at least three non-profits qualified to purchase the Altaville Apartments	Ongoing

Implementation Program	Responsible Agency	Potential Funding Sources	Quantified Program Objectives	Time frame
2.C.d Provide Educational Materials for Tenants of At-Risk Housing Developments	Community Development Department, Planning Division	GF CDBG	Provide this information to all of the housing units in the Altaville Apartments	Ongoing
2.C.e Update and Maintain the City's Condominium Conversion Ordinance	Community Development Department, Planning Division	GF CDBG SB2	To avoid 99% of proposed conversions of existing housing for low and very low-income households to condominiums which will not be made available to low, very low and extremely low-income households.	FY 2024/2025
2.C.f Prepare a Funding Program to Assist in the Provision of Affordable Housing and to Fund Infrastructure Improvements	Community Development Department, Planning Division	GF CDBG SB2	Find a substitute to redevelopment for funding to assist in providing affordable housing and fund infrastructure improvements	Ongoing, code updates by FY 2024/2025
2.C.g Adopt the Mills Act	Community Development Department, Planning Division	GF CDBG SB2 Funds	Offer Mills Act incentives to at least one project involving rehabilitation of a structure to be used to provide affordable housing (e.g., boardinghouse, residential hotel in the commercial district)	FY 2024/2025
2.C.h Pursue Funding to Support a Housing Rehabilitation and/or Rehabilitation Loan Program	Community Development Department, Planning Division	CDBG, SB2 Funds DR-PG (infill) DR-CIP	See Program 2.C.k.	One grant prior to June 15, 2027
2.C.i Establish Priorities for Implementing the Housing Rehabilitation Program in the	Community Development Department, Planning Division	HOME DR-PG (infill)	See Program 2.C.k.	FY 2025/2026

Implementation Program	Responsible Agency	Potential Funding Sources	Quantified Program Objectives	Time frame
City Aimed at Special Needs Households and Targeting Substandard Housing Units		DR-CIP		
2.C.j Establish a Self-Help Rehabilitation/Fix-Up Programs	Community Development Department, Planning Division	CDBG GF	Offer paint vouchers to at least four qualified residents.	At least one grant application prior to June 15, 2027
2.C.k Update the 2009 Housing Conditions Survey/Pursue Funds for Improving the Existing Housing Stock and Accessibility to Housing	Community Development Department, Planning Division	GF CDBG CalHome BEGIN	Submit a grant application by 2025/2026 Submit one grant to implement either a grant for rehabilitation funds or first-time homebuyers based on the outcome of the survey funded by the preceding. Overall objectives of both grant applications: Rehabilitate or assist six low , very low or extremely low-income households in acquiring or retaining housing.	At least one grant application prior to FY 2025/2026
2.C.l Continue to Enforce State Energy Efficiency Standards for Residential Buildings	Community Development Department, Building Division	GF	Enforce State Energy Efficiency Standards on all new residential development subject to the standards throughout the planning period.	Ongoing
2.C.m Support the Reduction of Contamination Hazards in Older Buildings	Community Development Department, Building Division	GF	In conjunction with rehabilitation activities	Ongoing
2.C.n Continue to Maintain a Code Enforcement Position	Community Development Department, Planning Division	GF	Identify all housing units in the City which are substandard or dilapidated as defined in Health & Safety Code Section 17995.3	Ongoing

Implementation Program	Responsible Agency	Potential Funding Sources	Quantified Program Objectives	Time frame
2.C.o Climate/Green/Energy Programs	Community Development Department, Planning and Building Divisions	GF SB2 Funds	Incorporate at least one of the program activities in at least one rehabilitation project funded through the City	FY 2024/2025, Ongoing
2.C.p Undertake a City-wide Housing Numbering Program	Community Development Department, Building Division Angels Camp Fire Department	GF	Have accurate house numbers posted for all residences and readily visible from the street (day and night)	One grant or commence program by end of 2022
2.C.q Flood and Fire Hazards and Flood Management Analysis	Community Development Department, Planning Division	GF SB2 Funds	Ensure housing sites are not located in potential flood hazard areas.	Ongoing
2.C.r Amend the City of Angels Municipal Code to Incorporate Parcel and/or Subdivision Map Findings Related to Fire Protection	Community development Department, Planning Division Angels Camp Fire Department	GF SB2 Funds	Ensure that affordable housing is not located in fire prone areas, or that fire hazard severity is reduced to ensure life and property safety	June 30, 2022
Equal Opportunity Housing				
2.D.a Continue to Support the Establishment of Senior Housing	Community Development Department, Planning Division	GF SB 2 Funds	Complete a map of parcels in the City available for tri-level housing; present option to at least one developer seeking senior housing opportunities in the City for tri-level housing during the planning period.	FY 2024/2025
2.D.b Facilitate the Provision of Special Needs Housing	Community Development Department, Planning Division	GF CDBG SB2 Funds	Complete Municipal Code changes for compliance with state law; Remove remaining constraints identified in the Housing Element	FY 2024/2025
2.D.c Facilitate the Establishment of Housing for Special Needs Populations for Facilities	Community Development Department, Planning Division	GF CDBG SB 2 Funds	Complete clerical revisions for consistency with Ordinance 469	June 30, 2022

Implementation Program	Responsible Agency	Potential Funding Sources	Quantified Program Objectives	Time frame
Accommodating Six or Fewer Residents				
2.D.d Facilitate Employee Housing/Farmworker Housing	Community Development Department, Planning Division	GF SB2 Funds	Remove potential constraints to these types of special housing	June 30, 2022
2.D.e Support the Maintenance of a Satellite Learning Center in Association with Columbia College in or Near the City	Angels Camp Administration CCC	GF	Maintain a satellite learning center in the City	Ongoing
2.D.f Enforce the Provisions of the Fair Housing Act	Community Development Department, Planning Division	N/A	Assist at least one new residential construction project in providing disabled access through implementation of alternative development standards established in this program	Ongoing
2.Dg Provide Information for Renters	Community Development Department, Planning Division	GF CDBG-PTA	Provide prompt responses to renter questions related to housing discrimination and related issues. Distribution of at least ½ dozen informational brochures by the end of the planning period and establishment of links on the City website by December 31, 2005.	December 31, 2016
2.D.h Pursue Funding to Establish an Ongoing City Homebuyer's Assistance Program	Community Development Department, Planning Division	HOME CalHome	See Program 2.C.f	One application by December 31, 2017
2.D.i Facilitate Cooperative City/County Efforts to Achieve Housing Goals	Community Development Department, Planning Division CACO	GF CDBG	Hold one joint meeting or forum by June 1, 2010	One meeting during the planning cycle

Implementation Program	Responsible Agency	Potential Funding Sources	Quantified Program Objectives	Time frame
2.Dj Incorporate Facilities for Special Needs Populations in the Design of Public-Use Centers	Angels Camp - Administration	GF, Capital Improvement Funds	To include consideration of Special Needs populations in conjunction with consideration of all applications for a new public or community facilities received by the City and for new facilities constructed by the City	As needed
2.D.k Promote <i>Healthy Arts</i> Programs	Community Development Department, Planning Division (ordinance) AC-A (Civic Center design)	GF, Non-Profits,	To raise community awareness of the need for healthy arts programs in the City	As the opportunity arises, in conjunction with next general plan update
2.D.l Cooperate with Service Providers to Reduce Rates	Angels Camp – Administration Community Development Department, Planning Division	GF	To take City action as necessary to ensure that residents are made aware of available programs to reduce utility costs	Ongoing
2.D.m Housing Choice Vouchers Program	Housing Choice Vouchers Program	GF SB2 Funds	Ensure that local families have access to this program	
2.D.n Pursue Funding	City Administration	Housing Program Funds (See Appendix 2I)	Adequate funding to implement identified housing programs	At least three grant applications shall be permitted throughout the planning period.
2.D.o Supportive Housing <u>Amend the municipal code to incorporate the supportive housing by right provisions of AB 2162 (Government Code Section 65583.2(i))</u>	Angels Camp Community Development	SB2	Expedite processing for supportive housing applications.	Complete by June 30, 2022

Implementation Program	Responsible Agency	Potential Funding Sources	Quantified Program Objectives	Time frame
2.D.p. Low Barrier Navigation Center Amend the Municipal Code to define Low Barrier Navigation Center in compliance with state law and establish it as a use, by right, in areas zoned for mixed uses and non-residential zones permitting multi-family uses subject to those requirements allowed under state law. Include processing requirements for application review and processing.	Angels Camp Community Development	SB2	Facilitate moving persons from homelessness to housing	Complete by June 30, 2022
2.D.q Amend the Municipal Code – Transitional and Supportive Housing Amend the Municipal Code to clarify that Transitional and supportive housing are considered residential uses subject only to those restrictions that apply to other residential uses of the same type in this same zone (including R-1, R-2 and R-3).	Angels Camp Community Development	SB2	Facilitate the provision of transitional and supportive housing	Complete by June 30, 2022
Monitoring and Reporting				
2.E.1 Annual Housing Element Report	Annual Housing Element Report	GF SB 2	Ensure compliance with state housing regulations	Ongoing by April 1 st each year

KEY:

<u>Agencies</u>	<u>Funding Sources</u>
<u>CITY</u> CC: Angels Camp City Council HC: Housing Coordinator (if established) PC: Angels Camp Planning Commission <u>OTHER</u> CALCO: Calaveras County CACO-BHS: Calaveras County Behavioral Health Dpt. CCAR- Calaveras County Association of Realtors CSCoC: Central Sierra Continuum of Care CCC: Columbia Community College CMCAA: Calaveras-Mariposa Community Action Agency CW: CalWorks GCAMI: Gold Country Alliance for the Mentally Ill MLJT: Mother Lode Job Training TRC: The Resource Connection	CDBG-EDA: CDBG Economic Development Allocation CDBG: Community Development Block Grant CSHHP: CA Self-Help Housing Program GF: General Fund HOME: Home Investment Partnership Program SB-2: Senate Bill 2 Building Homes and Jobs Act (Atkins, 2017)– Planning Grants SWRCB: State Water Resources Control Board State Water Resources Revolving Fund USDA: USDA Small Communities/Rural Utilities Service Grant/Loan Program

Appendices – See Separate Volume